

FW Water Street access

From: Brent Kittmer
 Sent: August 15, 2016 8:04 AM
 To: Grant Brouwer
 Cc: Susan Luckhardt
 Subject: FW: Water Street access

Grant/Susan,

I know that there isn't a planning file open yet, however here are some comments about the future development at the Arthur Meighen site.

Perhaps we could share these with the developer in the pre-consult.

Brent

Brent Kittmer, P.Eng., MPA
 CAO/Clerk
 Town of St. Marys
 T: 519-284-2340 x 216

-----Original Message-----

From: JUDY GREASON [mailto:proudmom2@sympatico.ca]
 Sent: August 12, 2016 5:27 PM
 To: Al Strathdee <astrathdee@town.stmarys.on.ca>; Brent Kittmer <bkittmer@town.stmarys.on.ca>
 Cc: anyeskb@gmail.com
 Subject: Water Street access

Hi Al:

Jim and I were hoping to put our two cents in to the Arthur Meighen property. Because, we understand there is not a zoning application or a future property proposal on file??? Our concern is the Water Street, Emily Street, Widder Street "fork"! Already this is an accident waiting to happen not only for motor vehicles but, skate boarders who frequently use the hills to go down Water Street. With the old Hooper site's potential development Emily and Water will have to have a stop light installed in order to make it safe! What we are asking is, when the contractor presents plans for building, could the Town request the North West entrance onto Water Street be eliminated, still allowing the Wellington, Eagan Ave for entrance and exits?

FW Water Street access

Please consider our request.

Sincerely

Jim and Judy Greason.

Council of the Town of St. Marys

October 25, 2016

Re: Official Plan Amendment and Proposed Zoning Bylaw
For: 151 Water St. N. St. Marys, ON

Your Honour & Council Members

The proposed request to change the current designation should not be approved.

Reasons to Refuse

- 1- The current Plan and Zoning were given a lot of careful consideration to ensure the best interests of the Town.
- 2- The proposed site is at the top of a "hill" with two very steep streets from it to downtown. Tenants will find it difficult to walk up and down, especially those who have physical problems or need wheelchairs, walkers etc. Both Wellington St. N and Water St. N often are treacherous in the winter.
- 3- Recreational facilities for seniors are far across town, not within easy walking distance.
- 4- Tenants from out of town will not have any local doctors. The Wellness Centre says there are no doctors taking new patients.
- 5- The only Public Transportation at Via Rail is costly and infrequent.
- 6- Is the Fire Department able to fight a fire in a five storey building inhabited by Seniors and Physically Challenged people?
- 7- The water supply is already low. Is there enough to supply upwards of three or four hundred more people? The infrastructure would have to be improved for water and sewer.
- 8- The apartment building would stand out like a sore thumb in the neighbourhood made of houses dating back as far as 1850.
- 9- Pedestrian traffic would be greatly increased, requiring a new sidewalk from Emily to Wellington St. and reconstruction of a sidewalk and ramp along East side of Emily. A new sidewalk would also have to be made along Egan St. to Church St. Crosswalks with lights should be made.
- 10- Vehicle traffic would increase by more than 300 vehicles per day and interfere with people attending functions at the Churches, and going to Holy Name School which already has increased traffic because of the new day care.
- 11- Across the street there is a large area containing toxic waste from old industries.
- 12- There is a serious air pollution problem smoke and dust makes it unbearable to go outside or open windows. Ash sometimes covers cars and residents are paid by St. Marys Cement to have their cars washed.

This development is neither good for the Town, the neighborhood or potential tenants.

Submitted by:
Ralph & Patricia Hopper
138 Wellington St. N
St. Marys ON N4X 1C2
519-284-1406

*R. Hopper
Patricia M. Hopper*



Susan Luckhardt

Subject: FW: Amendments to the Town of St. Marys Official Plan

From: Henry Monteith [<mailto:hmonteith@hotmail.com>]
Sent: November 01, 2016 6:48 PM
To: Mark Swallow
Subject: Amendments to the Town of St. Marys Official Plan

Hi Mark: I have reflected further on this OPA application, and I would like to bring up a couple of points for you to consider.

The current OP was consolidated on Oct 1, 2007, and all previous OPA's have been incorporated into that document.

There have been 6 OPA's since that time, and I have reviewed each one. Each one without exception dealt with the matter of "use", and the amendments to the OPA required changes to Section 3.1.3 (Residential Exceptions), Section 3.2, (Central Commercial), Section 3.3 (Highway Commercial), and Schedule A (Land Use Concept Plan).

The proposed application is the first OPA application to involve required changes to Section 3.1.2, the Residential Policies Section of the OP.

In my mind, the Residential Policies outlined in Section 3.1.2 are the backbone for considering any development in St. Marys, and as such, should be applied fairly, evenly and equally on all properties within the Town. Over time they may require changing, but such changes should apply to all properties in St. Marys. Changes should not be applicable to just certain sites, and not others. Such site specific changes would confer a special benefit, or advantage, to one specific site, but not to others. I don't think that's the essence of an OPA.

There is one other disturbing possibility if an OPA allows for a change in a Policy Section as this one does.

If this OPA is approved, it then becomes almost a sure thing that after completing the five year review process, Council will be compelled to pass the same Policy changes for all St. Marys, regardless what comes out of the review process.

It is inconceivable that Council would refuse these changes to the specific Policy sections after the review process, when they are in effect for one specific site already. If it did, it would create an unbalanced and unfair situation, and raise a lot of suspicion as to why Council allowed this to happen.

In my mind, approving an OPA that requires a change to the Policy Sections as this one does, effectively prejudices the whole five year review process.

In my mind, the appropriate municipal action is to withhold support for this application, and deal with the requested changes through the five year review process.

Regards, Henry

Susan Luckhardt

Subject: FW: 151 Water Street North

From: chris young [mailto:cecyoung8@hotmail.com]
Sent: Friday, November 4, 2016 10:12 AM
To: Susan Luckhardt <sluckhardt@town.stmarys.on.ca>
Subject: 151 Water Street North

November 4,

2016

To the Mayor and the Council of the Corporation of the Town of St. Marys,

We are writing to you in order to have our voices recorded in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment for 151 Water Street North, St Marys, Ontario.

This Town Council has an exciting vision for St. Marys that keeps our beautiful architecture and scenic natural beauty in harmony. If we allow a five storey complex to be developed at that location, we risk losing this harmony which is one of the key elements that attracts visitors and newcomers to our town.

Keeping to the current Official Plan guideline of limiting building heights to three storeys (13.5 metres) makes good sense.

First, three storey buildings nestle in nicely amongst the trees. Five storey buildings will interfere with our awesome townscape of church steeples, old towers, mature trees and historical homes and businesses. A five storey complex at 151 Water Street North will stand above the trees and stick out like a sore thumb...or a wart. We do not believe that the site grade can be lowered and levelled to the point where a five storey development will be in harmony with its surroundings. We would not want to be one of the next door neighbours who would have people looking down on them as they relax in their backyards.

Second, much money and effort has been invested in developing our trail system where people can go to walk, run, bike, connect with nature and find a place of peace. Having a five storey building with its multitude of people and cars, noise and massive visual impact on the scenery will reduce the joy that is found on that trail. Protecting our quiet, natural areas should continue to be a priority.

We conclude by encouraging you to be like the people of Sanibel Island in Florida who have maintained their three storey (45 feet) building height limit in spite of pressure from developers. Their vision is intact, attracting visitors and newcomers who choose to spend their money and their time in a place that is not spoiled by overdevelopment. Please vote wisely to keep the height of our town's architecture in harmony with our scenic beauty. Outside developers should not have the ability to impose their vision on our town, no matter what kind of inviting language they use to entice us.

Sincerely,

Wayne and Chris Young
178 Widder Street East
St. Marys, Ontario N4X 1A4

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From: Paul King <wellingtonheights@rogers.com>
 Sent: November 5, 2016 6:45 PM
 To: Susan Luckhardt
 Cc: Brent Kittmer
 Subject: Application to Amend the Official Plan and Zoning By-Law for 151
 Water
 Street North, St. Marys

Susan,

I am unable to attend the Planning Advisory Committee meeting on Monday evening but I make the following written submission regarding the application. Also I wish to be notified about any future municipal decisions concerning this application and the development. For this reason, I have copied Brent Kittmer on this email.

I am extremely concerned about the application for the proposed development at the former Arthur Meighen School property. I have no problem with the proposed use of the property for a seniors' residence but the scale of the development is out of all proportion to the single family residential properties in the area. This proposed development is in no way in line with the Town's Official Plan or Zoning By-Law requirements. This proposal will not "compliment and blend well into the community" as the developer's planner states but will dominate the neighbourhood not only by the massing, setbacks and height but by the resulting traffic. By attempting to jam 153 residential suites on the property (more than twice the suites permitted under the Official Plan with a height 4.5 metres higher than permitted under the Zoning By-Law), the loading area is inappropriately located with access off Water Street (a quiet dead-end residential street). I also note that the proposal is to have a patio inappropriately located next to the loading and garbage storage areas which suggests that the details of this proposed development need to be carefully scrutinized. As submitted, this development proposal is on a scale that provides an unacceptable precedent for St. Marys. In my opinion, the Town should not approve this application for amendments to the Official Plan and the Zoning By-Law. If the development were to be scaled back so as to be in compliance with the requirements of the Official Plan and the

d
Zoning By-Law, it would be more appropriate.

Paul R. King
P.O. Box 2704
109 Wellington Street North
St. Marys, Ontario
N4X 1A4

Fwd Arthur Meighen development

From: Al Strathdee
Sent: November 5, 2016 10:53 AM
To: Susan Luckhardt
Cc: Brent Kittmer
Subject: Fwd: Arthur Meighen development

Susan
can you please include this in the correspondence.

Thanks
Al

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----
From: Marlene Macke <mmacke@execulink.com>
Date: 2016-11-05 9:27 AM (GMT-05:00)
To: Al Strathdee <astrathdee@town.stmarys.on.ca>
Subject: Arthur Meighen development

Let me lodge my objection to amending the zoning to permit a five-story building in St. Marys. Four points come to mind: It is unnecessary to housing needs in town. It sets a dangerous precedent that would allow future developers to shimmy through or around the current official plan. I also question that level of density (apparently another 199 units?) in the North Ward as I'm not confident the current roads and bridges are adequate to carry that kind of extra load. That potential level of extra vehicular traffic would also adversely affect the home owners who live there now. Please turn down the developer's requests.

Origin:
<http://www.townofstmarys.com/Modules/contact/search.aspx?s=1Gm3i0Fx27Tbgd6kv9UKGgeQuAleQuAl>

This email was sent to you by Marlene Macke<mmacke@execulink.com> through <http://www.townofstmarys.com/>.

PETITION TO THE PLANNING ADVISORY COMMITTEE,
TOWN OF ST. MARYS

RECEIVED
NOV 07 2015
St.

Subject: Application for Approval of an Official Plan Amendment and Zoning By-law Amendment regarding 151 Water Street North (former site of Arthur Meighen Public School).

We, the undersigned, oppose the requested Official Plan Amendment allowing for an increase in the gross density of residential low rise apartments from the current target of forty (40) to seventy-five (75) units per hectare to one-hundred-and-fifty-three (153) units per hectare. We, the undersigned, also oppose the requested Zoning By-law Amendment that the current maximum height of low rise apartments be increased from three (3) storeys totalling a maximum 13.5 metres in height to five (5) storeys with an approximate height of 18 metres. The application is not only contrary to the Official Plan of the Town of St. Marys, but is not in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation (Official Plan 3.1.2.3).

St. Marys ON

Signature	Name	Address
<i>Donna Dickson</i>	Donna Dickson	163 Wellington St. N
<i>Dennis Dubson</i>	Dennis Dubson	" " "
<i>Brenda Bazinet</i>	BRENDA BAZINET	100 WELLINGTON ST. N
<i>R. W. W.</i>	ROBIN WARD	" " "
<i>Amnon Gordon</i>	Amnon Gordon	72 Wellington
<i>Rad Nikolasen</i>	Rad Nikolasen	72 Wellington St. N.
<i>Barbara Holliday</i>	Barbara Holliday	106 Wellington St. N
<i>Doug Holliday</i>	Doug Holliday	106 Wellington St. N
<i>Larry Jousse</i>	LARRY JOOSSE	164 Church St. N.
<i>Patsy Joosse</i>	Patsy Joosse	164 Church St. N.
<i>Gretchen Rozek</i>	Gretchen Rozek	140 Church St. N
<i>David Collier</i>	DAVID COLLIER	140 Church St. N.
<i>Sharon Cameron</i>	Sharon Cameron	99 Church St. N
<i>Don Cameron</i>	DON CAMERON	99 Church St. N.

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PETITION TO THE PLANNING ADVISORY COMMITTEE,
TOWN OF ST. MARYS



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Amendment regarding 151 Water Street North (former site of Arthur Meighen Public School).**

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Signature	Name	Address
<i>[Signature]</i>	KENT ROSSON	Kirkton
<i>[Signature]</i>	Linda McCutcheon	186 water st S. St Marys
<i>[Signature]</i>	Alice Morning	12 MEIGHEN COURT ST. MARYS
<i>[Signature]</i>	Gene Hawkins	12 MAINEZ CT ST MARYS
<i>[Signature]</i>	Randy Pridham	2978 Rd 149, Motherwell
<i>[Signature]</i>	BARRIE ARMSTRONG	306 Elizabeth St
<i>[Signature]</i>	DENNIS LITTLE	QUEEN ST. ST MARYS
<i>[Signature]</i>	BRENT TURNBULL	Church St S.
<i>[Signature]</i>	Verma & Prout	329 Jones St ¹⁰⁷ St Marys
<i>[Signature]</i>	CARMAN STACEY	STARCH ST NORTH ST. MARYS
<i>[Signature]</i>	Mike Rumble	37 Widdow St. W. St. Marys.
<i>[Signature]</i>	Bill Paynle	14 William St. St. Marys
<i>[Signature]</i>	Lewis & Norma James	437 Elizabeth St. St. Marys.
<i>[Signature]</i>	Glen Watkinson	728 Queen St E #30 St. Marys ON

PETITION TO THE PLANNING ADVISORY COMMITTEE,
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St. Marys, ON

Signature	Print name	Address
<i>Brenda Lemmons</i>	Brenda Lemmons	157 Church St.
<i>Ed Blasdon</i>	Ed Blasdon	" "
<i>Brydon Siberry</i>	Brydon Siberry	76 Salina St
<i>Alex Taylor</i>	Alex Taylor	68 Salina
JAMIE JACKSON	Jamie Jackson	98 Church St
TERRY TODD	Terry Todd	85, CHURCH ST
CAROL TODD	Carol Todd	85, CHURCH ST
<i>Robert Sweetman</i>	ROBERT SWEETMAN	145 CHURCH ST.
<i>Carol Sweetman</i>	CAROL SWEETMAN	145 CHURCH ST. N.

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St. Marys. ON

Signature	Print name	Address
<i>Joan Scott</i>	Joan Scott	326 Tracy St.
<i>Angela Leis</i>	Angela Leis	St Marys
<i>Mary Angus</i>	Mary Angus	St. Marys
<i>Alexander Best</i>	Alexander Best	92 Wellington St North
<i>JORRAINE BEST</i>	JORRAINE BEST	92 Wellington St North
<i>Carly Zub</i>	Carly Zub	145 Wellington St. N
<i>Pat Hopper</i>	PAT HOPPER	138 Wellington St. N.
<i>Ralph Hopper</i>	RALPH HOPPER	138 Wellington St. Marys
<i>Clara Hodgins</i>	CLARA HODGINS	177 JAMES STN ST MARYS

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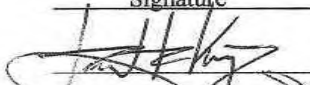

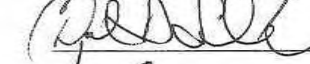

Signature	Print name	Address
	Frances Taylor	100 Peel St. S. St. Marys ON.
	Jennifer Leslie	116 Jardine St. St. Marys O
	Don Diguval	114 William St. St. Marys, ON
	DAVID STEWARD	353 QUEEN STREET WEST ST. MARYS
	WAYNE STEWARD	353 Queen St St. Marys
	Melanie Holmes	317 James St. W St. Marys
	Emma Farguhar	196988 19th Line Lakesh
	Glen Collins	178 Thomas St. St. Marys
	CHRIS SACCIN	241 SOUTHWALK RD. S. MARYS
	Gerrit Hughes	227 Church St. St. Marys
	Reuben Boyd	226 Queen St E. ST. MARYS
	STEVEN SIMMERVILLE	37 CARRALL ST. ST. MARYS



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TOWN OF ST. MARYS

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Signature	Print name	Address
	PAUL R. KING	109 WELLINGTON ST. N., ST. MARYS
	PATRICK NG	" " " "
	Nan Schneider	165 Queen St. W.
	JOEY CERESNE	" " " "

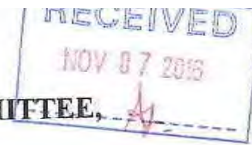
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Signature	Print name	Address
	ARIVA KAY	249 WIDDER ST. E. ST. MARY
	MIKE PYM	" " " " "
	Patti Cook	4508 Line 15 St. Marys
	Maggie Whitecraft	48 Wellington St S. St. Marys
	VICTORIA VINE	202 WIDDER ST. E.
	SYLVIA ANDERSON	66 Church St. S. #202
	Cathy Atwell	450 Elgin St. E.
	PAULA HOARE	31 SPARLING CR.
	W.K. VINE	202 WIDDER ST. EAST
	JANIS FICKARD	231 THOMAS ST ST MARY
	DOUGLAS CRAIG	600 EMILY ST ST MARY



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Signature	Print name	Address
	HENRY MONTEITH	111 WIDDER ST. E
	MARILYN CASSELS	111 WIDDER ST. E.
	GERALD MCMASTER	112 CHURCH ST N
	Susan McMaster	112 Church St
	Chris Young	178 Widder St. E.
	FRANK BALL	230 WIDDER ST. E.
	MARY JANE BALL	230 WIDDER ST. E.
	IAN JOHNSON	220 WIDDER ST. E.
	Aimee Brown	98 Peel St N
	CHRIS BROWN	98 Peel St. N

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Signature	Print name	Address
<i>Robin Manzer</i>	ROBIN MANZER	183 WIDDER ST EAST
<i>Carolyn Kelly</i>	CAROLYN KELLY	177 WIDDER ST. E.
<i>Emily Kelly</i>	Emily Kelly	177 Widder St. E
<i>Christopher Kelly</i>	CHRIS KEWY	177 WIDDER ST. E.
<i>Deborah Wunder</i>	Deborah Wunder	191 Widder St. E.
<i>Stephen Wunder</i>	Stephen Wunder	196 Widder St. E.
<i>William Kilborn</i>	WILLIAM KILBORN	197 WIDDER ST E
<i>Tana Kilborn</i>	TANA KILBORN	197 Widder St E

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Signature	Print name	Address
<i>Paul Forte</i>	Paul Forte	24 King St S. St Marys
<i>Don Wells</i>	Don Wells	86 Ontario, St N.
<i>Gary Austin</i>	Gary Austin	163 Maiden Ln. St M.
<i>Brian Busby</i>	BRIAN BUSBY	137 WATER ST N.
<i>Jan Sandwith</i>	Jan Sandwith	123 Maxwell St.
<i>Judy Greason</i>	JUDY GREASON	128 EMILY ST, ST MARYS.
<i>Jim Greason</i>	JIM GREASON	128 EMILY ST. ST MARYS
<i>Alicia Bartlett</i>	Alicia Bartlett	326 HURON ST. ST. MARYS ONT. L2S 1E
<i>Michael Sprenon</i>	Michael Sprenon	326 KINGSWAY PL. MILTON, ON L9T4C8
<i>Mary Ruppel</i>	Mary Ruppel	57 ANN ST. ST. MARYS
<i>John Ruppel</i>	JOHN RUPPEL	57 ANN ST ST. MARYS
<i>Sylvain Robichaud</i>	SYLVAIN ROBICHAUD	83 WATER ST. NORTH
<i>Sylvain Robichaud</i>	Sylvain Robichaud	83 Water St. N
<i>Diane Frenette</i>	Diane Frenette	152 Emily St. St Marys
<i>Michael Harding</i>	Michael Harding	154 Emily St. St Marys

PETITION TO THE PLANNING ADVISORY COMMITTEE,
TOWN OF ST. MARYS



Subject: Application for Approval of an Official Plan Amendment and Zoning By-law Amendment regarding 151 Water Street North (former site of Arthur Meighen Public School).

We, the undersigned, oppose the requested Official Plan Amendment allowing for an increase in the gross density of residential apartments from the current target of forty (40) to seventy-five (75) units per hectare to one-hundred-and-fifty-three (153) units per hectare. We, the undersigned, also oppose the requested Official Plan and Zoning By-law Amendments that would see the current maximum height of residential buildings be increased from three (3) storeys, totalling a maximum 13.5 metres in height, to five (5) storeys with an approximate height of 18 metres. The application is not only contrary to the Official Plan of the Town of St. Marys, but is not in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation (Official Plan 3.1.2.3).

Signature	Print name	Address
<i>Rosemary Froese</i>	Rosemary Froese	140 Emily St
<i>Melanie Froese</i>	Melanie Froese	158 Water St. N.
<i>Meg Poel</i>	Meg Poel	179 Water St. N.
<i>Marie Maisel</i>	Marie Maisel	179 Water St. N.
<i>Nellie Poel</i>	Nellie Poel	179 Water St. N.
<i>Steve Dill</i>	Steve Dill	129 " " "
<i>Paul Sproat</i>	Paul Sproat	177 Water N.
<i>Barbara Favacho</i>	Barbara Favacho	164 Emily ST.
<i>Bob Favacho</i>	BOB FAVACHO	164 EMILY S-
<i>Tom Froese</i>	Tom Froese	158 Water St. N.
<i>Helen Froese</i>	Helen Froese	158 Water St. N.

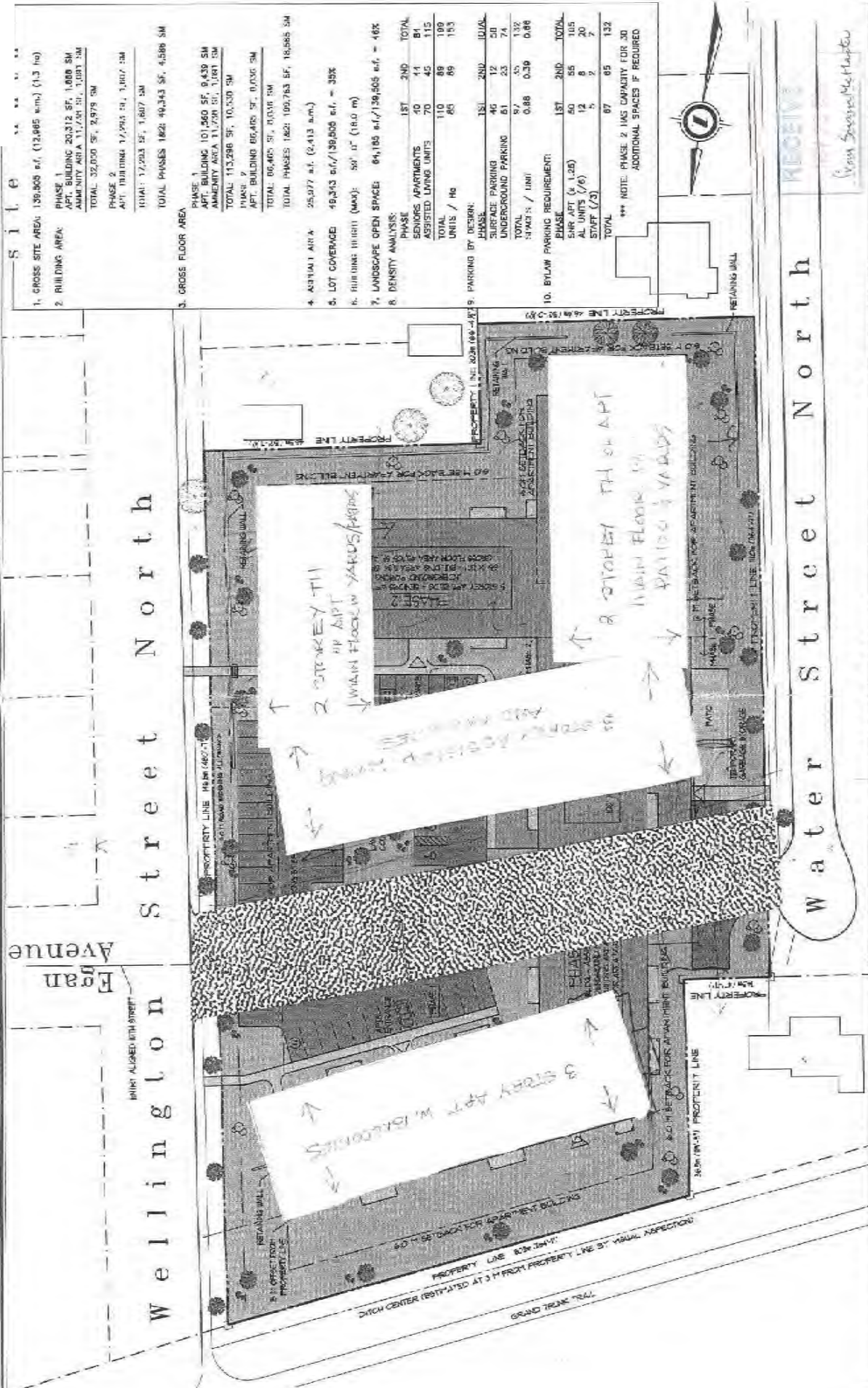
PETITION TO THE PLANNING ADVISORY COMMITTEE,
TOWN OF ST. MARYS



Subject: Application for Approval of an Official Plan Amendment and Zoning By-law Amendment regarding 151 Water Street North (former site of Arthur Meighen Public School).

We, the undersigned, oppose the requested Official Plan Amendment allowing for an increase in the gross density of residential apartments from the current target of forty (40) to seventy-five (75) units per hectare to one-hundred-and-fifty-three (153) units per hectare. We, the undersigned, also oppose the requested Official Plan and Zoning By-law Amendments that would see the current maximum height of residential buildings be increased from three (3) storeys, totalling a maximum 13.5 metres in height, to five (5) storeys with an approximate height of 18 metres. The application is not only contrary to the Official Plan of the Town of St. Marys, but is not in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation (Official Plan 3.1.2.3).

Signature	Print name	Address
<i>[Handwritten Signature]</i>	ALAN GROMAN	139 ENKBETH ST. 3D
<i>[Handwritten Signature]</i>	RON HODGINS	177 JAMIES ST NORTH
<i>[Handwritten Signature]</i>	Emily Wunder	196 Widder st E.
<i>[Handwritten Signature]</i>	Stephen Wunder	196 Widder St E.



S i t e

- GROSS SITE AREA: 139,908 sq. ft. (12,985 sqm) (1.3 ha)
- BUILDING AREA:
 - PHASE 1
 - APT. BUILDING 20,312 SF, 1,888 SM
 - AMENITY AREA 11,730 SF, 1,081 SM
 - TOTAL 32,042 SF, 2,979 SM
- PHASE 2
 - APT. BUILDING 17,995 SF, 1,667 SM
 - TOTAL 17,995 SF, 1,667 SM
- GROSS FLOOR AREA
 - PHASE 1
 - APT. BUILDING 101,560 SF, 9,439 SM
 - AMENITY AREA 11,730 SF, 1,081 SM
 - TOTAL 113,290 SF, 10,520 SM
- PHASE 2
 - APT. BUILDING 86,485 SF, 7,936 SM
 - TOTAL 86,485 SF, 7,936 SM

- ACTUAL AREA: 25,977 sq. ft. (2,413 sqm)
- LOT COVERAGE: 49,210 sq. ft. / 139,908 sq. ft. = 35%
- BUILDING HEIGHT (MAX): 50' 10" (15.0 m)
- LANDSCAPE OPEN SPACE: 64,180 sq. ft. / 139,908 sq. ft. = 46%

DENSITY ANALYSIS:

PHASE	1ST	2ND	TOTAL
SENIORS APARTMENTS	40	11	51
ASSISTED LIVING UNITS	70	45	115
TOTAL	110	86	196
UNITS / Ha	85	66	153

PARKING BY DESIGN:

PHASE	1ST	2ND	TOTAL
LANDSCAPE PARKING	46	12	58
UNDERGROUND PARKING	81	33	114
TOTAL	127	45	172
UNITS / 1000 SF / 1000 SM	0.88	0.39	0.86

BYLAW PARKING REQUIREMENT:

PHASE	1ST	2ND	TOTAL
SHR APT (4.1/25)	40	55	95
AL UNITS (1/6)	12	8	20
STAFF (2)	5	2	7
TOTAL	57	65	122

*** NOTE: PHASE 2 HAS CAPACITY FOR 30 ADDITIONAL SPACES IF REQUIRED

AA AGAR ARCHITECT
 philip agar architect inc
 513 queens avenue, london, on n6b 1y3
 tel: 519-732-7368 info@agar-arch.com

SITE PLAN
 WELLINGTON SHEET, ST. MARYS, ON (A10)
 1" = 50'-0" OCTOBER 14, 2016

ARTHUR MEIGHEN MANOR

Water Street North
 Egan Avenue
 RECEIVED
 (Stamp)

FW View before meeting

From: Brent Kittmer
Sent: November 29, 2016 10:49 AM
To: Grant Brouwer; Mark Swallow
Cc: Susan Luckhardt
Subject: FW: View before meeting
Attachments: Oxford Gardens, 2 rooms to make one suite LFP Money.docx; Globe Investor.docx MTCO.docx; Suske Capital invests with MTCO Holdings Inc.docx

Sending on as an FYI.

Brent

Brent Kittmer, P.Eng., MPA
CAO/Clerk
Town of St. Marys
T: 519-284-2340 x 216

From: Al Strathdee
Sent: November 29, 2016 10:23 AM
To: Brent Kittmer <bkittmer@town.stmarys.on.ca>
Subject: Fwd: View before meeting

fyi

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----
From: Nicole Taylor <ASureHit@Rogers.com>
Date: 2016-11-29 10:17 AM (GMT-05:00)
To: Al Strathdee <astrathdee@town.stmarys.on.ca>
Subject: FW: View before meeting

Dear Al,

You might be interested in some of the information I have gathered, especially the link to Solar Panels photos at Oxford Garden, and Amenities Facilities converted into rental units, and the refurbishing of assisted living units into apartments.

As promised I will forward informations to you as I come across it.

FW View before meeting

Regards
Nicole Taylor

From: Nicole Taylor [mailto:ASureHit@Rogers.com]
Sent: November-29-16 10:06 AM
To: 'Anyes Kadowaki Busby'; 'Brian Busby'; 'Henry Monteith'; 'marilyncassels marilyncassels'; 'mcmastersusan@gmail.com'
Cc: 'alexanderbest@yahoo.com'; 'Brenda Bazinet'; 'Gretchen'; 'Judy Greason'; 'mailto:proudmom2@sympatico.ca'; 'mailto:douglas.holliday@sympatico.ca'; 'wellingtonheights@rogers.com'; 'megpoel@sympatico.ca'
Subject: View before meeting

Dear friends,

You might like to see the following information before Wednesday meeting.

One is a good view of the solar panels on Oxford Gardens roof. Even if Council agree on 3 story buildings another 10 feet will be added to the roof height for solar panels. (equivalent to another story) Cliff Zaluski did mention using solar panels when meeting with us at Anyes and Brian and again at the Creamery.

See link on Oxford Gardens Solar panels. See all pictures especially #10

<http://www.lfpress.com/money/businessmonday/2010/11/05/15986936.html>

My other issue is that the buildings will be on the crest of Wellington and Water St. adding to the impression of a Berlin Wall once completed.

Also enclosed are some of the information I gathered on the business profile of the investors. They set the site, than flip the properties for profits, the bigger the projects the bigger their profit margin. "GREED & SPECULATION" Their previous projects of Oxford Gardens in Woodstock and Hardwood Place in Orangeville are prime examples. Both projects were flip to Chartwell a giant in Seniors Housing. Also note that in Orangeville, Chartwell had the developer refurbish some of the amenities facilities to 4 extra suites. (all for more profits) what about the "Seniors Needs"

My other concern is about the use of the buildings if not profitable, or if in a

FW View before meeting

few years the intended
used become redundant. We see this with school closing as the enrolment decline,
as for the aging
population the demand of senior housing will crest in 10 years, what happens when
the demand
decline, or the market is over saturated with Senior Complex, will the buildings be
repurposed? If so will
it go to subsidize housing, low income housing?

When I asked Cliff that question; he said that it would be uneconomical to consider
turning the senior
Assisted Living Units to apartments. Well that is exactly what they did at Oxford
Gardens. Not so
impossible is it!!! See Above attachment. (2 rooms)

Our neighborhood is 140 to 150 years old, and will still be standing in the
future, what will happen with
this project 20 years from now? SLUMS!!!

Hoping that Town Council use forthcoming judgement, now only looking at a short
term for Tax Base
Revenue, but also the future use of this site and the homogeneity of our
neighborhood. Town Mayor
and Council are elected for a 4 year term, but their decision will remain with us
for generations to
come. Hopefully all of your efforts in opposing this mega project will have an
effect on town Council's
vote. (I just hope this doesn't become another Dresden Factory Blunder voted in by
previous Councils)

Looking forward to your comments at our Wednesday night meeting.

Amicalement
Nicole

Globe Investor

Report on Business

Press release from Marketwire

Chartwell Acquires Three Ontario Properties

Monday, September 14, 2015

Chartwell Acquires Three Ontario Properties

07:45 EDT Monday, September 14, 2015

MISSISSAUGA, ON --(Marketwired - September 14, 2015) - Chartwell Retirement Residences ("Chartwell") (TSX: CSH.UN) announced today that it acquired three retirement residences for an aggregate purchase price of \$170.7 million from three separate groups of vendors affiliated with MTCO Holdings Inc. ("MTCO").

The Village of Oxford Gardens is located in Woodstock and is comprised of 185 suites. Building construction was completed in two phases in 2009 and 2012. The residence has ample amenity offerings, large outdoor spaces, a complementary commercial real estate component and a state-of-the-art solar water heating system. The residence is currently 88% occupied.

Montgomery Village Seniors Community is located in Orangeville and is comprised of 136 suites. The residence opened in 2012 and is a leader in its local market with current occupancy of 93%. The campus contains excess land for development of up to 69 additional suites. Included in the purchase price of this property is \$1.0 million related to this excess land and a deferred payment of \$1.85 million due on the third anniversary of the closing.

Harwood Place Seniors Community is a 126-suite residence located in Ajax, which opened in July 2015. The residence has experienced strong pre-leasing with 56% of the suites currently reserved with move-in dates on or before October 1, 2015. The vendor has provided Chartwell with 24-months occupancy support of up to \$2.5 million. This amount will be held back on closing and released to Chartwell during the lease-up period based on an agreed-upon formula. In addition, the vendor has agreed to convert certain common areas in this building to four additional suites at their cost within 12 months of closing.

Chartwell estimates the first year unlevered yield on this transaction, including estimated occupancy support payments, to be 6.1%, with the stabilized yield estimated at 6.6%.

"This transaction is fully in line with our strategy to expand our portfolio with new, high-quality properties, located in strong and growing markets and also furthers our goal to accretively re-invest proceeds from the recent sale of our U.S. portfolio," commented Vlad Volodarski, Chartwell's Chief Financial Officer and Chief Investment Officer. "We are also pleased to establish a business relationship with MTCO, a reputable developer of seniors housing in Ontario and we are looking forward to working with them on future projects."

About Chartwell

Chartwell is an unincorporated, open-ended trust which indirectly owns and operates a complete range of seniors housing communities from independent supported living through assisted living to long term care. It is the largest owner and operator of seniors residences in Canada. Chartwell's aim is to capitalize on the strong demographic trends present in its markets to maximize the value of its existing portfolio of retirement residences, and prudently avail itself of opportunities to grow internally and through accretive acquisitions. More information can be obtained at www.chartwell.com.

Forward-Looking Information

This press release contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond our control, and that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information. These factors are more fully described in the "Risks and Uncertainties" section in Chartwell's 2014 MD&A and in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our most recent Annual Information Form.

London Free Press

Money

Running hot and cold

Pat Currie Special to QMI Agency

Monday, November 8, 2010 12:00:49 EST AM

When Woodingford Lodge, the county's home for 400 seniors, many in long-term care, became available after the county moved operations to a new building, VanHaeren got four partners together (his brother Tony Van Haeren, Cliff Zaluski of Sierra Construction and David Lowes of Woodstock's Kinsdale Carriers) and bought the place four years ago.

"Then we gutted it, right to the outside walls."

Ripping out some walls between the 200 existing rooms, they created 101 suites in varying sizes (rents range from \$2,000 to \$3,600 a month). When the project was finished, VanHaeren estimates they'd spent \$17-\$18 million on

Suske Capital invests with MTCO Holdings Inc. in the development of state-of-the-art retirement homes throughout Ontario. In addition to co-investing in projects, Suske Capital assists in all aspects of the pre-development, including the arranging of financing and raising of equity, financial modeling, and creation of marketing materials.

MTCO is involved with the full range of development and operational activities on every project. The company identifies attractive markets, secures land, and develops functional plans for the facilities. MTCO further oversees the consultant team and construction manager in taking each project through design development and the municipal approval process and into the construction phase. MTCO additionally manages the pre and post opening operations, marketing, and lease up.

PWL is a portfolio of 460 suites across seven properties in Alberta along with first rights on a development pipeline of five residences representing a total of 500 suites. In addition to the portfolio, PWL owns Connecting Care, a seniors housing operator of 30 residences.

Over the past 15 years, the portfolio has become one of Alberta's leading providers of quality hospitality and care for seniors in supportive living communities. An experienced, diversified and dedicated management team brings extensive industry knowledge and strong personal commitment to its contemporary retirement residences.

Since its inception in 2000, Connecting Care has grown to become Alberta's largest privately owned operator of supportive living residences. The company currently manages over 2,100 suites and has 1,500 professionally trained employees. By amalgamating hospitality, healthcare and residential services, Connecting Care has embraced and implemented the very best ideas in seniors care.



"Inspiring a Healthy Environment"



October 28, 2016

Town of St. Marys
175 Queen Street East
P.O. Box 998
St. Marys, Ontario N4X 1B6

Attention: Susan Luckhardt, Planning Coordinator, (via e-mail sluckhardt@town.stmarys.on.ca)

Dear Ms. Luckhardt,

Re: Application for Official Plan & Zoning By-law Amendments

Property Description: Lots 14-17 inclusive w/s Wellington St and Lots 13-17, inclusive e/s Wellington St, Registered Plan No. 225 and Part of Lot 16, Conc. 17, former Twp. of Blanshard in the Town of St. Marys (municipally known as 151 Water St. North)

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act. We offer the following comments:

PROPOSAL

The proposed Official Plan Amendment seeks to provide a special policy that will permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with a gross density of approximately one hundred fifty three (153) residential units per hectare and a height of five (5) stories whereas the Official Plan contains no provision for medium rise apartments but rather policies for three (3) storey low rise apartments with a maximum gross density of seventy (70) residential units per hectare.

The proposed Zoning By-law Amendment will change the zone classification from "Institutional Zone (I)" to "Residential Zone Six (R6-*)" with special provisions to permit the redevelopment of the lands for an age-in place medium rise residential seniors apartment development for five (5) stories to a maximum height of approximately 18.0 metres whereas the Zoning By-law permits three (3) stories to a maximum height of 13.5 metres on a lot with an area of approximately 1.3 hectares.

The owner is seeking to redevelop the lands for an age-in-place medium rise seniors residential apartment development consisting of approximately 84 senior's apartments and 115 assisted living units in two (2) phases.

UTRCA Comments
OPA & ZBA
151 Water St. St. Marys

CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, a portion of the subject property is affected by the Authority's Regulation Limit which includes the riverine flooding hazard. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowner to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

The policies which are applicable to the subject lands include:

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, uses that may be permitted in the flood plain, one & two zone flood plain policy areas as well as special policy areas.

3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures:

Generally discusses the requirements for SWM and the requirements for report submissions, while advocating for catchment area planning of SWM facilities. Section 1.6.6.7 of the Provincial Policy Statement states; *Planning for stormwater management shall;*

- a) minimize, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetation and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

LOW IMPACT DEVELOPMENT (LID) OPPORTUNITIES

The PPS also encourages green infrastructure (e.g., permeable surfaces) and strengthens stormwater management requirements in Policy 1.6.2. We encourage Stormwater Management (SWM) Low Impact Developments (LIDs) and Best Management Practices (BMPs) where feasible. The UTRCA is currently looking for pilot projects, within our watershed, to implement LID on sites while providing educational opportunities for students. If you are interested in finding out more about this partnership opportunity please contact Teresa Hollingsworth, Coordinator of Community & Corporate Services at our office 519-451-2800 ext. 226 or hollingswortht@thamesriver.on.ca.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower

UTRCA Comments
OPA & ZBA
151 Water St. St. Marys

Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject property is within identified as being within a vulnerable area. Mapping which shows these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Provincial Policy Statement (PPS, 2014):

Section 2.2.1 requires that:

“Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”*

Section 2.2.2 requires that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored”.

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the *Approved Source Protection Plan* may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The *Approved Source Protection Plan* is available at: <http://www.sourcewaterprotection.on.ca/source-protection-plan/approved-source-protection-plan/>

PERMIT REQUIREMENTS

During a site visit on October 13, 2016, UTRCA staff advised the property owner that any development should be kept outside of the area of interference surrounding the watercourse to the north of the subject property (shown on the attached mapping). Upon reviewing the site, the UTRCA is satisfied that development, if kept 15 metres from the existing fence line, is appropriate. Please contact Karen Winfield, Land Use Regulations Officer, at ext. 237, or via email at: winfieldk@thamesriver.on.ca, for more information regarding permits and permit fees.

RECOMMENDATION

The UTRCA has no objection to the above noted applications for Official Plan Amendment and Zoning By-law Amendment. We remind the applicant that a 15 metre setback from the existing fence line must be maintained in order to secure the required permit from the UTRCA. We look forward to reviewing the future applications/plans for this site. The foregoing is provided for the information of the applicant, the Planning Department and Council.

UTRCA REVIEW FEES

In June 2006, the UTRCA’s Board of Directors approved the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority*. This manual authorizes Staff to collect fees for the review of Planning Act applications including applications for Official Plan Amendment and Zoning By-law

UTRCA Comments
OPA & ZBA
151 Water St. St. Marys

Amendment (\$200.00 each). When submitted concurrently, the fees for the second application will be reduced by 50%. The fees for this review are \$300.00 and will be invoiced to the owner under separate cover. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald
Land Use Planner
SM/sm

c.c. Mark Swallow, Planner (via email: mswallow@perthcounty.ca)
Jenn Gaudet, Sierra Construction (via email: jgaudet@sierraconstruction.ca)

Enclosure: UTRCA Regulation Limit mapping (please print on legal-size paper for scales to be accurate)

Regulation Limit

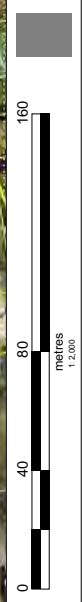
Regulation under s.28 of the Conservation Authorities Act
Development, interference with wetlands, and alterations
to shorelines and watercourses. O.Reg. 157/06, 97/04.

Le

- Open
- Tiled

- Flooding Hazard (Detail)
- Erosion Hazard (Detail)
- Regulation Limit 2015
- Natural Heritage (UTRCA, 2006)
- Assessment Parcel (St. Marys)

The Regulation Limit depicted on this map schedule is a representation of O.Reg. 157/06 under O.Reg. 97/04.
The Regulation Limit is a conservative estimation of the hazard lands within the UTRCA watershed. Depending on the specific characteristics of the hazard land and the land use proposed, the Regulation Limit may be subject to change.
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The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided. Users are advised to assume liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.
This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.
This document is not a Plan of Survey.
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The Ontario Ministry of Natural Resources. Copyright © Queen's Printer for Ontario, City of London.



* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.

**MEMO****Engineering & Public Works**

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 1, 2016

File:

 For Your Information For Your Approval For Your Review As Requested**Subject: 151 Water Street OP & Zoning Bylaw Amendment Application - Comments**

In reply to your circulation on October 19, 2016 and further information provided, Public Works staff has the following comments:

1. The primary vehicular access to the site as proposed from Wellington Street North is preferred.
2. Proposed delivery truck entrance off of Water Street is not preferred. Proponent to clarify whether loading area is appropriately designed for truck maneuvering.
3. Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate.
4. Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed to confirm water servicing to property is adequate.
5. Concrete curb and gutter system to be extended northerly from current termination point on Wellington St. adjacent to the property.
6. Visual block should be provided for proposed garbage storage.

Respectfully submitted,

Jeff Wolfe, C.Tech.
Asset Management/Engineering Specialist



November 7, 2016

Memo to: Susan Luckhardt, Secretary-Treasurer Planning Advisory Committee
 From: Richard Andy Anderson, Fire Chief

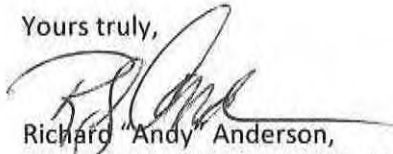
Re: Notice of Complete Applications for Official Plan Amendment and zoning By-law Amendment – 151 Water Street North, St. Marys

Dear Mrs. Luckhardt:

The following are my comments with respect to the abovementioned applications for the proposed development of 151 Water Street North:

1. Although the St. Marys Fire Department has the ability to fight a fire in the buildings proposed for this development, there are several operational considerations for the Fire Department in servicing structures of five storeys in height.
 A secondary means of providing rescue from an elevated platform, such as windows and balconies above the third storey, would not be achieved. The reason for this is the St. Marys Fire Department currently owns a 50 foot Aerial Ladder truck. The placement of the vehicle and proper angulation of the ladder to perform such rescue operations would not prove favourable for a structure exceeding three storeys in height. There are future plans to purchase a 75 foot Aerial Ladder truck. This would assist in meeting those demands.
 Currently, none of the Fire Department's ground ladders would be able to reach the top three floors. The Fire Department currently owns a 40 foot ladder which would not be adequate to service this building.
 The Fire Department currently does not have the equipment to assist with fighting a fire in a structure of this height, including high-rise packs that the firefighters would carry containing hoses, nozzles, wrenches, etc. required to connect to a standpipe system to assist in fighting a fire on a given floor.
2. This Department requires that it be demonstrated that water servicing is adequate in the immediate area of the development to provide fire protection to the site. Size of fire mains; and pressure and volume of water in the immediate area need to be confirmed.
3. The Fire Department requires further details on the degree of Assisted Living proposed within the complex.

Yours truly,



Richard "Andy" Anderson,
 Fire Chief/CEMC Town of St. Marys

TOWN OF ST. MARYS
 P.O. Box 998, St. Marys, ON. N4X 1B6



MEMO

Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 24, 2016

File:

 For Your Information For Your Approval For Your Review As Requested

Subject: 151 Water Street OP & Zoning Bylaw Amendment Application – Additional Comments

Following the PAC meeting on November 7, 2016, Public Works staff were asked to provide further detail on sanitary and water servicing conditions to 151 Water St. North. Public Works provides the following additional comments:

1. Public Works reviewed the sanitary treatment and conveyance system as it relates to the current proposal. Based on the review, it was determined that the Town's sanitary treatment and conveyance system is adequately sized to accommodate the proposed land use. Assumptions on sewage volumes generated from the site will need to be verified prior to site plan approval when the proponent can submit anticipated sewage volumes from the development.
2. Public Works reviewed the water supply and distribution system as it relates to the current proposal. Based on the review, it was determined that the Town's water supply and distribution system is adequately sized to accommodate the proposed land use. Assumptions on flow volumes required at the site will need to be verified prior to site plan approval when the proponent can submit anticipated water demand volume data for the development.

Respectfully submitted,

Jeff Wolfe, C.Tech.
Asset Management/Engineering Specialist

4/11/2017

To St. Marys Town Council,
St. Marys Ontario.

I am writing this letter to show my concerns about the former Arthur Meighen Public School property.

I have lived in this area since 1940.

I recalled that another real estate company wanted to build in St. Marys. They wanted to build to more than three stories high.

I believe that there was a document in existence that prevented them from building to more than three ~~stor~~ stories.

I now have a copy of this document. It is part of Town of St. Marys Official Plan.

This document number is 3.1.2.7.

In this document it is stated "That the development will not involve a building in excess of three full stories above average finished grade and to be in keeping with the general character of the area."

There are other stipulations in this plan.

How many people involved in the project know this document exists?
How long have you known about this?

I believe rate payers and voters in the Town of North York should be informed as to the answers to these questions!

Yours sincerely,

Bill Hanse

30 ANN ST.

UNIT 71

ST. MARKS,

ONTARIO N4X 1C8

The Staffen Family

St. Marys Golf & Country Club Limited

Box 789, St. Marys, ON, N4X 1B5
519.284.1387 Home 519.857.7985 Cell

December 18, 2017

Town of St. Marys
175 Queen Street East,
St. Marys, ON, N4X 1B6

Re: **Senior Complex Water St/Wellington St**) Arthur Meighen site

Attention: Brent Kittmer, CAO

Cc. Mark Stone, MLS Planning,

Cc. Planning and Advisory Committee- Chairman Councillor Don Van Galen, Councillor Jim Craigmile, Member William J. (Bill) Galloway, Member Steve Cousins, Member Marti Lindsay, Member Dr. J. H. (Jim) Loucks, Susan Luckhardt, Secretary-Treasurer PAC, and Grant Brouwer, Director of Building and Development
Cc. Matt Staffen, Dave Hannam, Senior Planner, Zelinka Priamo Ltd.

Dear Brent (Mark and PAC);

Our Family is in full support of the Senior Complex (Water St/Wellington St), the former Arthur Meighen site for a number of reasons;

- (A) Construction investment in our Community,
- (B) Tax Assessments will be significant at \$10 Million Plus,
- (C) Shop local opportunities and distance to downtown,
- (D) Traffic in this area will be much less than when it was a school, along with noise from this age group,
- (E) Access/Use of the PRC and potential new members,
- (F) Access/Use of two of the most beautiful Churches in Southern Ontario; the Presbyterian Church and the Roman Catholic Church (just minutes away) and potential new members,
- (G) *The Community aesthetics will be enhanced and the houses in the area will actually increase in value due to this new addition to a vacant site and/or other types of housing (low income) as an option,*
- (H) Our Community needs it and it can be supported as the business analysis has shown.
- (I) *Seniors are an important to our Town.* Most of them have money, time on their hands, and are capable of contributing to the wellbeing of the community. This is an important asset, not to be ignored; successful communities capitalize on their senior population. They realize that seniors are consumers that contribute to the overall economy of the community.

Our only fear is size, possibly not in UNITS but in access and available parking. As an entrepreneur, having enough parking is critical to success. We believe parking, scope and enough green space can be achieved in order for this project to be very successful; ***under the direction of our planner and PAC***, with input from the neighbors. This is an incredible project for the Town of St. Marys.

Sincerely,

Rob and Staffen Matt and Ashton Staffen
Owners of the St.Marys Golf & CC and other Businesses in our Community
Co-Founders of the Brain and Mind Matters Community Foundation
Chair of the Presbyterian Church Enduring Mission Foundation (Legacy Fund)



December 18, 2017

Town of St. Marys
175 Queen Street East,
St. Marys, ON, N4X 1B6

Re: Seniors' Complex former Arthur Meighen School – Sent by Email

Attention: Brent Kittmer, CAO bkittmer@town.stmarys.on.ca

Cc. Mark Stone, MLS Planning, Planning and Advisory Committee mark@mlsplanning.ca

Dear Mr. Kittmer;

The Presbyterian Church Enduring Mission Fund is in full support of the proposed Seniors' Complex to be located at Water Street and Wellington Street.

Many of our aging congregation understand how important this development would be for our community. **The Presbyterian Church Enduring Mission Fund** was established originally as the Memorial Trust in 1995 and over the past 23 years has led an aggressive campaign to build a foundation based on community.

The highlights of the **Enduring Mission Fund** are:

- ◆ Within the 23 years we will have created a trust fund with a value of over \$1.2 million dollars invested with RBC Dominion Securities
- ◆ We have and will continue to educate the congregation on the mission of the Enduring Mission Fund
- ◆ This strategy allows us to get: “beyond the roof”
- ◆ Through the roof we can create a meaningful legacy that will enable a broader mission in the future....
That is Why we are here Today
- ◆ Through ongoing communication to our congregation, we have created a lasting legacy built around Estate planning with almost \$60,000 donated to the Fund through Estate planning in 2017
- ◆ Our Mandate is to develop 6 program areas whereby we can share our investment returns with the Community:
 - ✓ Scholarships and training
 - ✓ Facilities maintenance and acquisitions
 - ✓ Program and staffing
 - ✓ Music and worship
 - ✓ Mission
 - ✓ General; including local Community projects
- ◆ Since 2015 over \$16,000/year has been donated to our local Community including scholarships, mission work and to our facilities, among others.

The Enduring Mission trustees believe that the Seniors' Complex project will increase local tax assessments, and provide additional shopping opportunities for the downtown. The Trustees believe seniors are important to our town; with money, time, and experience, they are capable of contributing to the well-being of the community.

However, with limited parking at the St. Marys Presbyterian Church, we ask that careful consideration be given to providing adequate parking for this complex. We are concerned that your plan does not have sufficient parking for visitors, staff and tenants and this could seriously hinder the community both on Sundays and during special events in the area. Further, in keeping with the local area and the Grand Trunk Trail we hope that the Town Planner, Town Council and the Planning and Advisory Committee consider adequate green space for the project.

In Gratitude and with Peace;

Laurie Graham, Secretary

Leslie Shower, Treasurer Rob Staffen, Chair Murray Mitchell and Ron Hunter, Trustees

The Presbyterian Church Enduring Mission Legacy Fund

Anyes Kadowaki Busby

137 Water Street North, P. O. Box 486, St Marys, ON, N4X 1B3

January 7, 2018

To the Mayor and Council:

After the demolition of the Arthur Meighen Public School, my husband and I would often remark on its potential for development. Ideally located at the town's highest point of land, bordered by dozens of mature trees, the nature trail and a shaded creek, this would be considered prime land by any standard. It was hoped that the new developers would respect the site and present something befitting the town - something we could all be proud of and would serve St Marys well. Not knowing what was planned, many questions came to mind:

- Would the new development blend visually with the rest of the neighbourhood?
- Would the plan include single and semi-detached homes with porches?
- Would it have cut-throughs, encouraging walking and cycling?
- Would the plans include appropriate green space?
- Would the development make use of green energy?

Now that we know what the developers have planned for this site, none of the above can be answered with a positive. The model of segregating seniors in a mammoth complex - one so large that it demands a doubling of the maximum density, not only shows no vision, but is completely out of touch with the movement toward inclusive and blended community. In fact, the old fashioned models of segregating people in immense high density complexes has proven to be unsuccessful if not disastrous, except for those who look to maximize profit. The negative impact on our neighbourhood is obvious and undeniable to anyone with common sense.

Our home, 137 Water Street North, is located on the property boarding the south side of the old Arthur Meighen Public School property. The house itself, a Victorian villa, has heritage designation. It is positioned less than ten feet from the property line, and is depicted, with varying degrees of inaccuracies, in several documents provided by the developers.

My husband and I purchased our home ten years ago with the intent of using it as a live/work residence. Its historic character attracts bed & breakfast travellers (The Dusty Victorian Bed & Breakfast) and the parlour situated on the north side of the house has proved ideal for my art studio (Studio Vignette). As you might know, a room with a northern exposure offers the best light for artists. All the rooms we use for our home businesses, including my husband's study, are situated on the north side of the house: the two guest rooms, the dining room, and my art studio. The vision for our house, with its home business potential, was to help in providing an income well into our senior years.

We are devastated and angered to see the developers' final proposal. This complex won't follow the old school's footprint, rather it will be aligned with our house, meters away from the property line and towering above it. All our home's rooms on the north side will be facing a wall and be plunged in darkness, nullifying its qualities as an attractive bed & breakfast, and rendering my art studio useless. The negative impact on the value of our house, the loss of enjoyment we get from it and our backyard, the unavoidable death of our trees, shrubs and countless perennials situated between our house and the neighbouring building, but also the destruction of the few remaining mature trees on the old school's site is obvious and undeniable.

My husband and I chose St Marys as an attractive town in which to live and invest. For the last ten years, we have worked hard at building a new life here, recognizing it as a town that has been able to find balance between preserving its historic character and the need for growth. I now appeal to you in finding a proper balance for this new development.



Anyes Kadowaki Busby

**BRIAN JOHN BUSBY
137 WATER STREET NORTH
ST. MARYS, ONTARIO
N4X 1B3**

January 7, 2018

To the Mayor and Council:

I write about the proposed development of the old Arthur Meighen Public School property. Though I have a great many concerns about the proposed complex and its impact on our community, I will limit myself to three: need, scale, and safety.

Need:

In the November 7, 2016 Regular Meeting of the Planning Advisory Committee, the first of three in which amendments to the Official Plan and Zoning By-law were requested, the developers spoke of a marketing study they commissioned from CBRE. According to the developers, this study indicates that there is an unfulfilled need for seniors' residences in St. Marys and the surrounding area. The developers went on to state that said study showed the need for seniors' residences would increase through 2046. The developers presented a map of a "Project Market Area," indicating that 65% of its target market lived within a 12-kilometre radius of St. Marys. The remaining 35% would be drawn from an area a radius extending to one hundred kilometres.

While acknowledging that the developers quoted a commissioned study it has not shared, I cite these claims as evidence that the proposed development far exceeds St. Marys' needs. What's more, I point out this odd discrepancy from the approved minutes of the last public meeting between the developers and the PAC (November 30, 2017):

Member Marti Lindsay commented about the applicant's reference to a study showing a need for this type of housing in St. Marys. The study took in a wide area; not just St. Marys. She does not see the need for this type of housing to be as drastic as they believe. She sees a lot of stress on infrastructure and traffic with 180 units in this area. What the applicants are stating are not facts; they are construing the details in whichever way they wish to support the idea that this development is needed.

Cliff Zaluski responded, stating that the market study was done by CBRE, a market study consultant; and the study is reliable. The study does not take in Stratford or London but does take in the rural area around St. Marys. The study does not consider any market from Stratford or London for the proposed development.

Mr. Zaluski's statement runs counter previous statements made by the developers to the PAC. It runs counter the map of the "Project Market Area" presented at the November 7, 2016 meeting.

In documents submitted for the second meeting before the PAC (May 15, 2017), the developers applied for amendments to the Official Plan and Zoning-By-law, proposing a complex consisting of 76 seniors apartments and 126 assisted living units, stating: "The increase in height and density are required to create a redevelopment that is economically sustainable and includes the high quality on-site residential amenities that are expected by our clients." However, the developers contradict this claim in documentation they provided for the third meeting before the PAC (November 30, 2017):

“The proponents of 1934733 Ontario Inc. have significant experience in the development of Assisted Living facilities and a minimum of 100 assisted living units are required to develop an economically sustainable model.”

I suggest we not dwell on the developers needs, but our own. What exactly are the needs of our community?

The Official Plan (3.1.2.12) states: “Council intends to monitor the need and demand for various types of housing, including the need for additional senior citizen facilities and those with special needs through bi-annual review of relevant statistical information related to demographics, building permits and types of dwellings constructed.”

I believe many years have passed since this “bi-annual review” was last conducted. Before this or any other proposal of this nature is to be at all considered, I suggest that such a review must be undertaken.

Scale:

The proposed complex is 244,230 square feet in size, more than 6.3 times the 38,740 square feet of Arthur Meighen Public School.

It will dominate the viewscape along Road 123 and Road 130. It will dominate the viewscape of those traveling along Road 138 and those entering town by train. The scale of the proposed development is such that it will be seen from various other vantage points, including the downtown, Victoria Bridge, Milt Dunnell Field, and the Nature Trail. Indeed, its impact on the Nature Trail will be significant. Studies conducted by the developers indicate that the Trail will often be in the shadow of their proposed complex – and that the shadow cast will extend well into the new development across the Trail to the north.

Curiously, in Attachment 6 of their May 15, 2017 presentation, the developers claim: “There will be no shadowing impacts on neighbours.” This runs contrary to the study they present, which indicates that both Water and Wellington streets will frequently be in shadow. Moreover, and most dramatically, the front yards, homes, and backyards of select properties on Wellington will be nearly entirely encompassed by the shadow cast by the development.

In defending the scale of this project, at the May 15, 2017 meeting the developers cited 3.1.2.3 of the Official Plan (May 15, 2017):

Residential infilling type development is generally permitted throughout the “Residential” designation where such development is in keeping with the attributes of the neighbourhood in terms of building type, building form, and spatial separation. When evaluating the attributes of the neighbourhood, regard shall be given to the lot fabric (i.e., area, frontage, and depth), and built form (i.e., setbacks, massing, scale, and height). In cases where one or more of the existing zone provisions are not met, an amendment or a minor variance to the zone provisions may be considered to permit the proposed development provided that the spirit of this Section is maintained.

The developers’ comment at the May 15, 2017 meeting was this:

As the former school was deemed compatible with the surrounding neighbourhood when it was constructed, the proposed residential infill will be compatible in the same way.

What the developers fail to recognize is that the school predated the vast majority of homes in North Ward, including those on all neighbouring property.

The developers go on to suggest that its proposed six-storey, 244,230-square foot complex will be somehow fit in a neighbourhood composed of one and two-storey homes averaging less than 2000 square feet:

The development will be architecturally sensitive to the aesthetic of the Town and will be professionally landscaped. Stone will be used on the ground floor to minimize the perceived mass of the structure.

I suggest that no amount of stone or any other material – on the ground floor or otherwise – can minimize “the perceived mass of the structure” to such an extent that it would be considered architecturally sensitive.

Safety:

I leave this topic to last, and will make it the most brief, though I believe it to be the most important.

At the start of the developers’ November 7, 2016 presentation to the PAC, mention was made of seniors cycling to and from downtown along Wellington. This raised a few chuckles. I raise it only because the image painted indicates a certain lack of knowledge about St. Marys. At that same meeting, concern was expressed regarding truck traffic. The minutes record the developers’ response:

With regard to use of the bridges by truck traffic; they are proposing to give the drivers maps of St. Marys for routes to avoid uses of the bridges in making deliveries to the site.

This plan of the developers, to direct truck traffic away from our bridges, would mean that Egan Avenue would become the main artery to Arthur Meighen Manor. Holy Name of Mary School borders Egan. The Child Care Centre borders Egan. The playgrounds used by both the school and daycare border Egan; in fact, the largest can be accessed only by crossing Egan.

I suggest that directing delivery trucks away from our bridges provides a great hazard.

Furthermore, I suggest that the developers are either downplaying or are blissfully unaware of the impact their proposed development would have on traffic and parking in the North Ward. In their May 15, 2017 presentation before the PAC, they state, quite clearly: “There will be no adverse traffic impacts, and many residents aren’t expected to drive.”

Anyone who has visited Kingsway/Fairhill knows that traffic and parking issues brought by such a facility – in the case of Arthur Meighen Manor, a much larger facility – are not insignificant.

As yet, no traffic study regarding this development has been undertaken by the Town.

I conclude with observations made by our Fire Chief, as recorded in the package presented the PAC on November 20, 2017:

- A secondary means of providing rescue from an elevated platform, such as windows and balconies above the third storey, would not be achieved. The reason for this is the St. Marys Fire Department currently owns a 50 foot Aerial Ladder truck. The placement of the vehicle and proper angulation of the ladder to perform such rescue operations would not prove

- favourable for a structure exceeding three storeys in height. There are future plans to purchase a 75 foot Aerial Ladder truck. This would assist in meeting those demands.
- Currently, none of the Fire Department's ground ladders would be able to reach the top three floors. The Fire Department currently owns a 40 foot ladder which would not be adequate to service this building.
 - The Fire Department currently does not have the equipment to assist with fighting a fire in a structure of this height, including high-rise packs that the firefighters would carry containing hoses, nozzles, wrenches, etc. required to connect to a standpipe system to assist in fighting a fire on a given floor.

For these reasons and others, I respectfully ask that you refuse the developers' applications.

I thank you for your kind attention.

Sincerely,

Brian Busby

Council of the Corporation of the Town of St. Marys
 175 Queen Street East,
 Mail P.O. Box 998,
 St. Marys, ON, N4X 1B6

Date: 08/01/2018

Re: Development Plan Aurther Meghian site and proposed by law ammedment, DEV -- 2-2018 Applications OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and the Town of St. Marys Zoning By-law Z1-1997, as amended affecting Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive w/s Water Street, Registered Plan No. 225 and Part of Lot 16, Concession 17, formerly in the Township of Blanshard, now in the Town of St. Marys from 1934733 Ontario Inc.

Dear Mayor Strathdee and members of town council.

I would like to add to the record that I strongly object to the proposed construction project for the Aurther Meghian site as currently presented and under review as per the above.

Serria Developments know the existing building requirements at time of purchasing the property and developed their site plan with complete disregard for the neighbourhood and town. It has already been stated that a facility can be developed at the 100 unit level and still be financially viable.

The proposed structure makes no effort to blend with the existing neighborhood and will be an eye sore for the entire town. The proposed height would be another 10 to 15 feet higher than the Opera house. The apartment block will be towering beside the *Presbyterian* church and will have a damaging effect on the scenic and historic landscape of St Marys.

I find the documented comments about the height of other tall buildings in St Marys absurd. The Opera house, and churches are historic parts of the makeup of this community. They may be tall buildings but they cannot be used as a benchmark for justifying an apartment complex of this size.

The operation of the facility unlikely it will provide any significant economic benefit in the way of supporting local merchants as these types of facilities are run by large corporations with central buying policies. Employment will in many cases be specialized and many of the staff are likely to come from out of town. Additional strain will be placed on the towns finances by increased demands to essential services, hospital loading, infrastructure, and local specialty transportation services which will inevitably be borne by the tax payers.

This is an ill-conceived, inconsiderate and inappropriate project developed by people with no regard for the negative impact on, the existing neighborhood, the town, future developments and the historic and scenic landscape of St Marys.

I urge council not amend the by law and to disallow the development of the Aurther Meghian site as currently proposed. Limit the height of the structure to no more than 30' and to design a facility that will blend with the historical significance of the neighborhood and town.

Regards,

Chris Evans
 201 James Ave. E
 St Marys, On

Chantal and Brian Lynch
hyggeligt
144/146 Queen Street E
St Marys ON N4X 1A2

09 January 2018

To Whom It May Concern,

As property and business owners in Downtown St Marys, we would like to say that we fully support the proposed project at 151 Water Street.

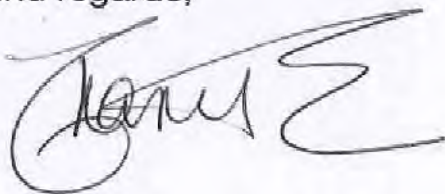
The economic benefits for our town are quite significant. Approximately 20 full time jobs, increased tax base and a population that will contribute to the local economy. They will want/need medical, personal, entertainment and retail services for themselves and being centrally located in this location would be ideal.

Relatives and friends will visit residents, go out for dinner, shopping, walk the trails, take in a show in Stratford and perhaps stay at one of the many lovely B&B's in the North Ward.

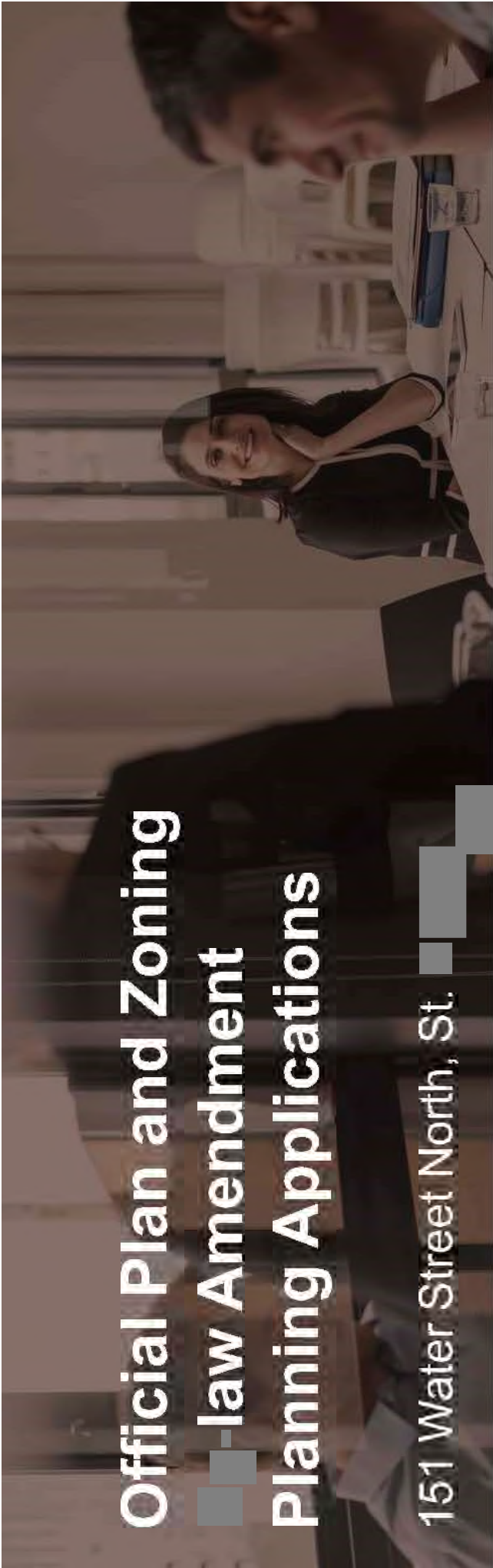
A great many of the businesses in the downtown that we have talked to also support this development as being 'good for business' which in turn is good for St Marys.

Thank you for taking the time to consider our opinions.

Kind regards,

A handwritten signature in black ink, appearing to read 'Chantal', with a stylized flourish extending to the right.

https://www.cmhc-schl.gc.ca/en/inpr/bude/agpl/agpl_002.cfm



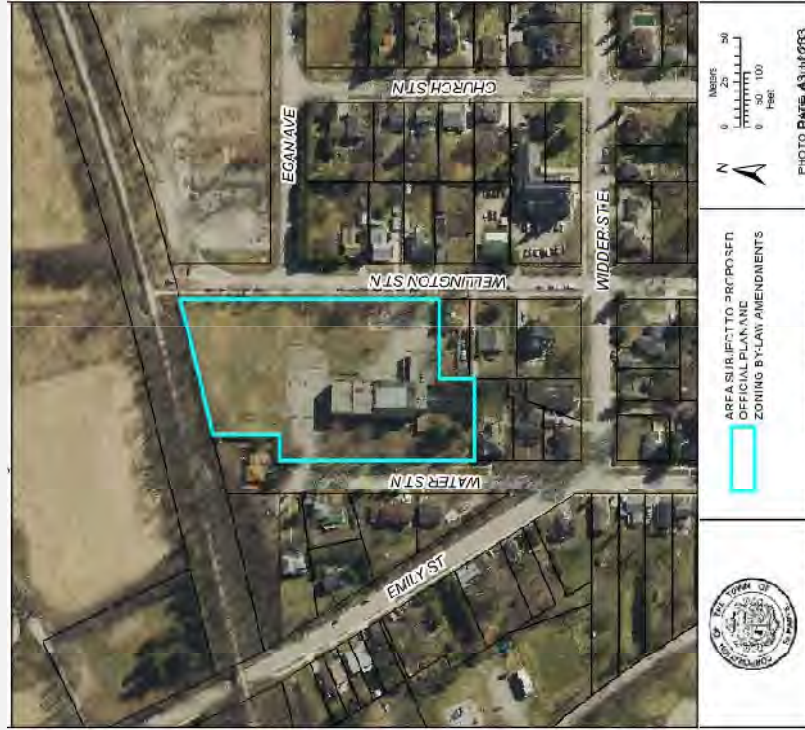
Official Plan and Zoning Law Amendment Planning Applications

151 Water Street North, St.

Corporation of the Town of St. Mary's
Regular Council Meeting
January 9, 2018, 6:00 p.m.
Council Chambers, Town Hall





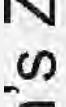




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Area Subject to Proposed Official Plan and Zoning By-law Amendments



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■ Background

- Location: The subject property is approximately 1.3 hectares in size and is a through lot with frontage onto Water Street North and Wellington Street North. The property is also bounded by the Grand Trunk Trail to the north and single detached lots to the south.
- Zoning: It is currently designated Residential in the Town Official Plan and zoned Development Zone (RD) in the Town's Zoning By---------

FASKEN

■ Proposed Amendments

- The proposed Official Plan Amendment would add special policies to permit a maximum density of [REDACTED] [REDACTED] per hectare and a maximum height of five storeys on the subject property. The Official [REDACTED] Amendment would also be required to add mid-[REDACTED] apartments as a permitted use.

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Proposed Amendments (cont'd)

- The proposed Zoning By-law Amendment would rezone the subject property from Residential Development (RD) to Residential Zone Six (R6) with special provisions to:
 - reduce the minimum lot area requirement from 550 m² to 400 m² for the first dwelling unit plus 90 m² for each additional dwelling unit
 - reduce the minimum front yard requirement from 7.5 to 3 metres
 - reduce the minimum rear yard requirement from 10.5 to 6 metres
 - increase the maximum building height requirement from 13.5 to 19.1 metres
 - increase the maximum number of storeys permitted from 3 to 5
 - deem Wellington Street North as the front lot line and Water Street North as the rear lot line

FASKEN

■ Issues and Concerns Raised at the Town's Planning Advisory Committee (PAC) meeting of May 15, 2017

- Five storey buildings will be tallest in St. ■ and inappropriate in low density neighbourhood
- ■ **showing and privacy impacts on adjacent lots**
- ■ housing is needed and appropriate but concerned with **scale of development including height, density and massing**
- ■ regarding location and design of loading and garbage areas, and patio
- ■ of Fire Services to respond to emergencies
- ■
- ■ on pedestrian movements and access to trails
- ■ on servicing infrastructure
- ■ **a precedent for future similar development in Town**
- ■ appropriate to determine policies for heights and densities through Official Plan ■ than through site-specific applications
- ■ **impacts on heritage resources**

FASKEN

■ Analysis - Overview

- Does not respect the surrounding properties
- Represents overdevelopment of the site
- Lacks proper mitigation, which increases its impact on the site and surrounding properties

FASKEN

Lack of Mitigation

FASKEN



■ Analysis – Lack of Mitigation

- Lot area, front yard and rear yard standards are designed to mitigate impact
- Proposal seeks significant reductions in all mitigating elements
- This accentuates the impact of the development

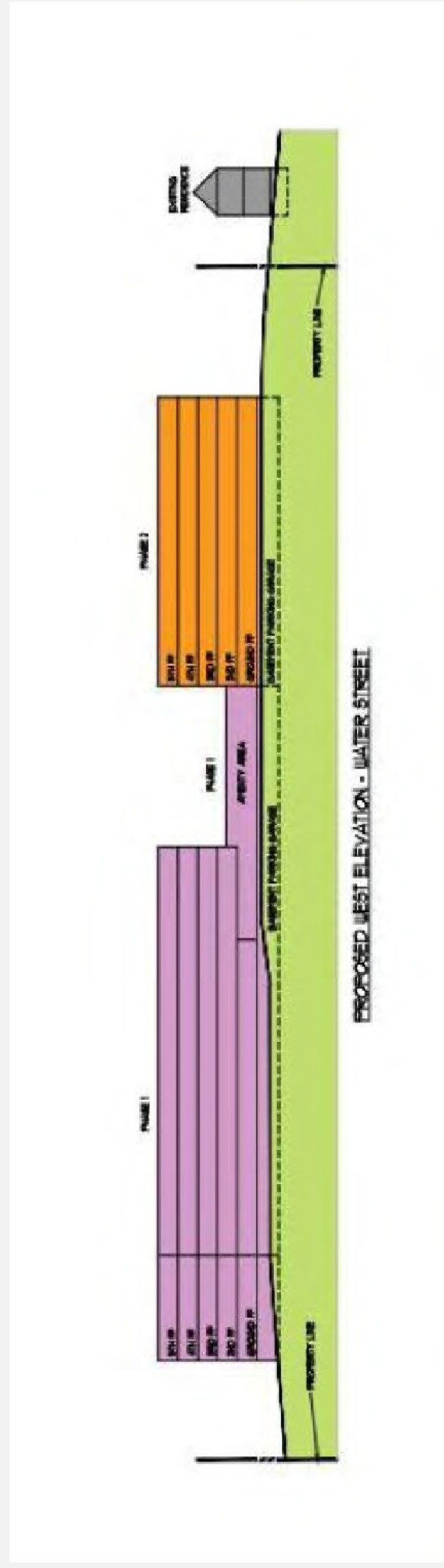
FASKEN

■ Analysis – Lack of Mitigation

- **Front and Rear Yards** – reduced by 4.5 metres
 - Impact is substantial
 - Reduces the space for proper landscaping and transition spaces
 - Changes the feel of the space
 - Overwhelming for surrounding properties
 - Places too much height too close to the lot lines

FASKEN

Analysis – Lack of Mitigation



- Out of context
 - Development needs more mitigation – not less
- FASKEN

Height

FASKEN



■ ■ **mendments are significant without proper mitigation**

- Increasing height by 4.5 metres
- Increasing storeys from 3 – ■
 - No transition from development to single storey houses
 - Reduced setbacks reduce the ability to properly transition
 - Property is too high for the site/neighbourhood

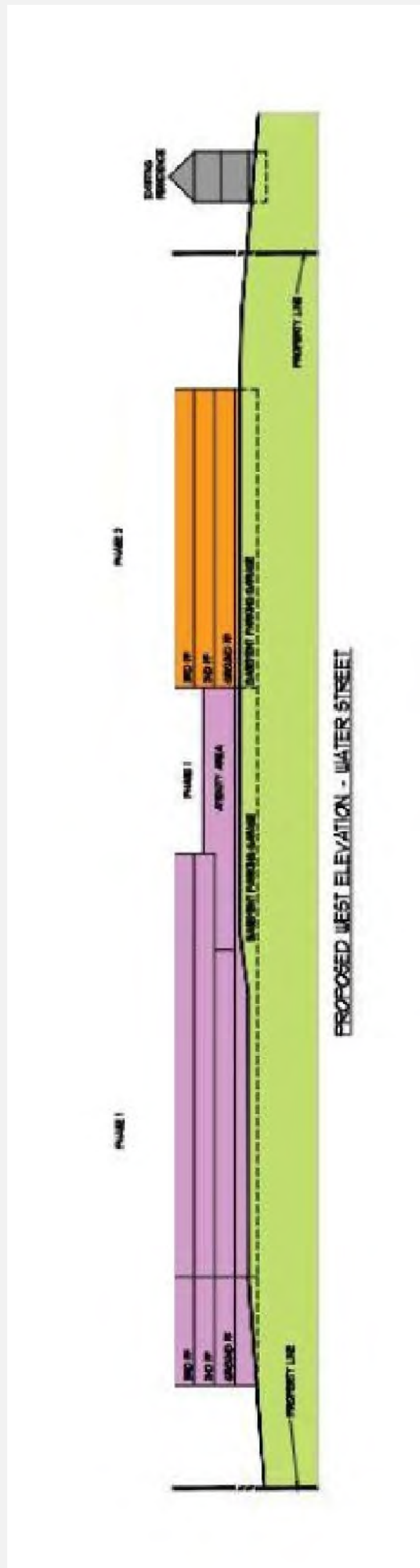
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■ **mendments are significant without proper mitigation**

- Comparison should be to the existing properties
- Former school building is not an appropriate comparable

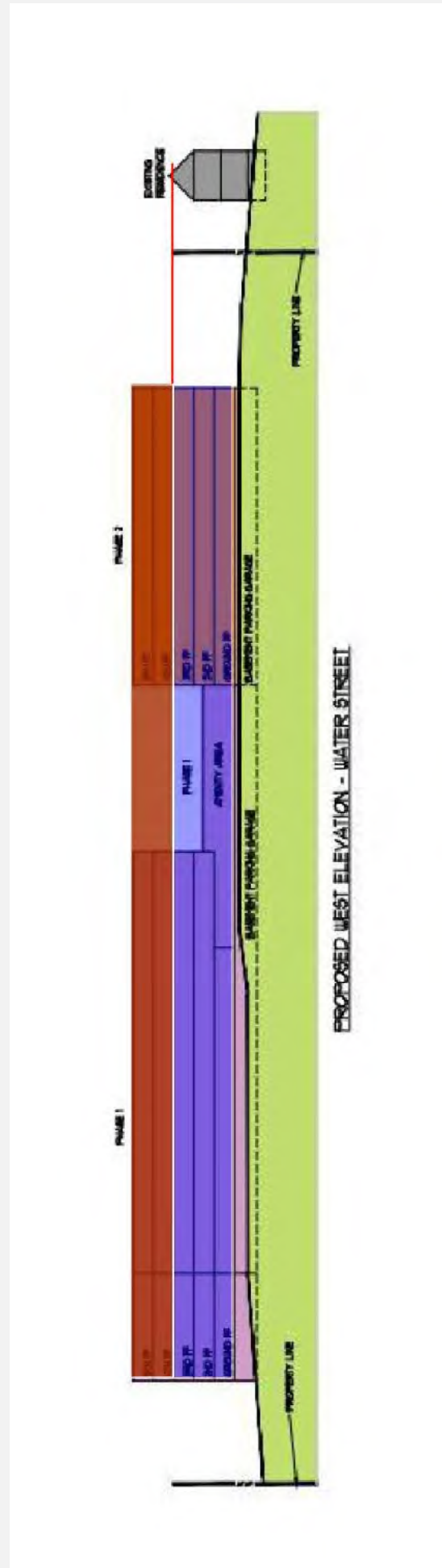
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West Elevation – Water Street



FASKEN

Proposed West Elevation – Water Street



FASKEN

Overdevelopment

FASKEN



■ ■ ■ Proposal Does not Constitute Good Planning

- Proposed Development will not enhance the character of the neighbourhood
 - Scale is out of place
 - Too much density
 - Lack of Transition will be foreign to the neighbourhood
 - "Stick Out"

FASKEN

■ ■ ■ Proposal Does not Constitute Good Planning

- Neighbourhood could support diverse housing types, but this proposal is not desirable
 - Scale, massing and height are too much for the site
 - Does not respect existing low rise adjacent properties
 - ■ ■ standards are more appropriate
 - Would allow for appropriate open space and transition areas
 - Insufficient buffering
 - Lack of separation distance
 - Represents overdevelopment

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Southwestern Ontario: Survey of Retirement/Age in Place Homes

Location	2016 Census Population	Largest Age in Place/Retirement Homes (source: thehealthline.ca)	Vacancies	Underground/ Covered Parking	Total Units
Ingersol	12,757	47 Units - Oxford Manor Retirement Residence	Yes	0	47
Goderich	7,628	99 Units - Goderich Place Retirement Residence 64 Units - Harbour Hill Retirement Community	No No	15 0	163
Alymer	7,492	31 Units - Alymer Retirement Home	No	0	31
Petrolia	5,742	44 Units - Albany Retirement Village	No	0	78
Port Elgin	7,862	115 Units - Kingsway Arms at Elgin Lodge	Yes	0	115
Listowel	7,530	34 Units - Livingstone Manor Retirement Home	No	0	108
Hanover	7,688	45 Units - McVean Lodge	No	0	145
Elora	7,756	112 Units - Heritage River Retirement Residence	No	0	112
Paris	12,310	75 Units - Queensview Retirement Community	Yes	0	180
St. Mary's	7,265	0 Units			103

FASKEN

Stratford Retirement Home Residences

Home	No. of Units	Vacancies	Covered Parking
River Gardens Retirement Residence	100	Yes	No
Anne Hathaway Retirement Residence	65	Yes	No
Cedarcroft Place Retirement Residences	100	Yes	No
McCarthy Place Retirement Residence	124	Yes	No

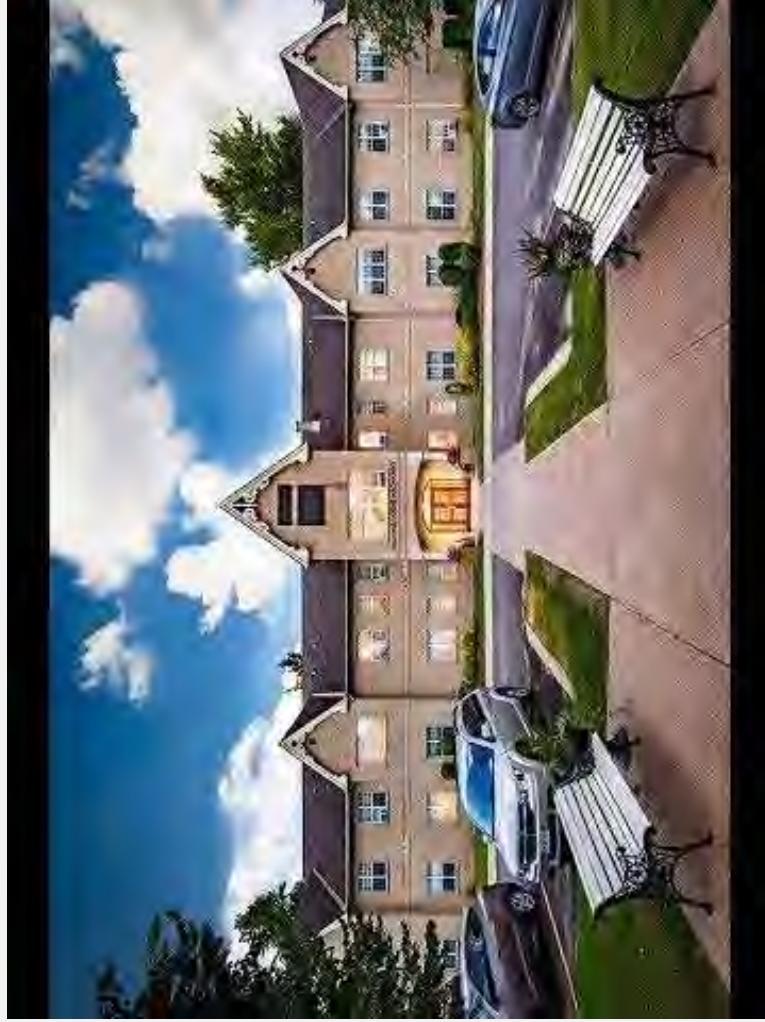
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Southwestern Ontario: Survey of Retirement/Age in Place Homes

Location	2016 Census Population	Median Age	Total Units in Town/City	Largest Age in Place/Retirement Homes	Vacancies	Covered Parking	Approx. Property Size	Density per Hectare
Stratford	31,465	45.4	474	61 Units - Anne Hathaway Retirement Residence	Yes	0	0.79 ha	77
Woodstock	40,902	41.9	436	185 Units - Oxford Gardens	Yes	0	2.9 ha	64
St. Mary's	7,265	45.3	103	180 Units - Proposed Arthur Meighen School Sites			1.25 ha	144

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■ Anne Hathaway Retirement Residence



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Retirement Homes/ Age in Place Development Options

Option 1 – Developer’s Proposal	1st Date Phase 1	2nd Date Phase 2	Total
Arthur Meighen School Site	118	62	180
Option 2 – Alternate Proposal	1st Date Facility 1	2nd Date Facility 2	Total
Arthur Meighen School Site Facility	105		
Second Location Facility		105	210

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Summary Comparison Chart of the Most Recent Submission to the October 2016 and May 2017 Submissions

	OCTOBER 2016	MAY 2017	AUGUST 2017
UNITS			
Seniors Apartment	84	76	50 ¹
Assisted Living	115	126	130
Total	199	202	180
LAYOUT	<ul style="list-style-type: none"> Buildings along south, west and north property lines Parking area facing Wellington Street North 	<ul style="list-style-type: none"> Buildings along west, north, east and part of south property lines Parking area internalized 	
GROSS FLOOR AREA	18,565 m ²	20,829 m ²	22,589 m ²
DENSITY (units/ha)	153	155	138.5
PARKING	132 (58 surface + 74 underground)	167 (62 surface + 105 covered)	107 (59 surface + 48 covered)
APARTMENT HEIGHTS	<ul style="list-style-type: none"> Phase 1 – 5 storeys² Phase 2 – 5 storeys 	<ul style="list-style-type: none"> Phase 1 – 4 storeys² and 5 storeys² Phase 2 – 4 storeys 	<ul style="list-style-type: none"> Phase 1 – 3 storeys² and 5 storeys² Phase 2 – 3 storeys and 4 storeys
LOT COVERAGE		35%	36%

Notes:

1 – 27 one-bedroom and 23 two-bedroom units

2 – part of basement above ground

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Arthur Meighen Manor

Shadow Impact Study

Date: February 24, 2017

Location: Wellington Street
St. Marys, Ontario

Project Number: 840

Prepared for: Sierra Construction General Contracting
1401 Dundas Street
Woodstock, Ontario
P.O. Box 20053
N4S 8X8



Executive Summary**Site Data**

Location:	Wellington Street St. Marys, Ontario
Latitude:	43 degrees 15' 35" North
Longitude:	81 degrees 8' 26" West
Time Zone	
Time Zone:	Eastern
Standard Time:	GMT -5 hours
Daylight Time:	GMT -4 hours
Building Height:	19m

Sierra Construction is currently pursuing re-zoning for the proposed development on Wellington Street in St. Marys, Ontario. Philip Agar Architect Inc. has been engaged to carry out a Shadow Impact Study as one of the requirements to fulfill for re-zoning

Process

As the Town of St. Marys does not have standards for Shadow Impact Studies we have used the City of Waterloo Shadow Study Criteria. Other shadow study criteria were considered for this study. The City of Mississauga Shadow Study Criteria was reviewed. The criteria from this municipality is considered to be for a more urban environment and would not be appropriate for use for this site. A copy of the City of Waterloo Shadow Study Criteria has been included for reference. A 3D model of the area surrounding the site has been created in order to show the affects of the shadows and the calculations have been included for reference.

The Shadow Impact Study will show the effect of the proposed new development on the surrounding environment during the equinox, shortest and longest days of the year in the morning, noon and afternoon.

The Development

The current working plan is to develop two apartment buildings in two phases. The first phase is for a proposed 5 storey apartment building with a building area of approximately 21,301 sf, 1,980 sm and a total gross floor area of 153,260 sf, 14,244 sm. There are 90 assisted living units and 44 seniors apartments proposed for the first phase. A 1 storey amenity building with basement in the first phase is proposed. The height of the 5 storey apartment building is estimated to be between 19m, 62'-8" at the north walk out basement and 13.4m, 43'-9" at the south. The height of the amenity and link building is estimated to be 7m, 22'.

The second phase of the development is proposed to include a 4 storey apartment building with a building area of approximately 18,075 sf, 1,679 sm and a total gross floor area of 82,849 sf, 7,697 sm. There are 36 assisted living units and 32 seniors apartments proposed.

Surface parking and covered parking is also proposed for the development.

Both apartment buildings are proposed to be in a north-south orientation with the phase one 5 storey building facing Wellington Street on the east side of the site and the phase two 4 storey building facing Water street on the west side of the site. The 1 storey amenity building is located at the north-west corner of the site. The placement of the proposed buildings minimizes the shadow impact on adjacent properties. Properties in the immediate vicinity of the proposed development all appear to be single family residential homes.

Observations

Review of the study shows that there is minimal to no impact on the surrounding buildings and properties. The siting of the new development is such that most of the shadow impact is on public streets. Wellington Street to the east and Water Street to the west. There are some minimal shadow impacts to the adjacent buildings and properties. See the attached drawings.

These are within the City of Waterloo Shadow Study Criteria that requires the following principals:

- *As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,*
- *As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).*

March 21

A small shadow is cast on the property at the end of Water Street, 179 Water Street at 10am. It is far less than the maximum 50% of the property. At 12pm, the next time period, the shadowing ceases on this property. At 6pm there is a shadow cast across Wellington Street on two properties on the east side. 155 and 163 Wellington Street. Another small shadow is cast on the adjacent property to the south of the proposed development at 146 Wellington Street. This is the last time period before dusk. There are no other impacts on adjacent properties.

June 21

A small shadow is cast on the adjacent property to the south of the proposed development at 146 Wellington Street at 6pm. This is the last time period before dusk. There are no other impacts on adjacent properties.

September 21

A small shadow is cast on the property at the end of Water Street, 179 Water Street at 10am. It is far less than the maximum 50% of the property. At 12pm, the next time period, the shadowing ceases on this property. At 6pm there is a shadow cast across Wellington Street on two properties on the east side. 155 and 163 Wellington Street. Another small shadow is cast on the adjacent property to the south of the proposed development at 146 Wellington Street. This is the last time period before dusk. There are no other impacts on adjacent properties.

December 21

The 10am time period a shadow is cast from the proposed development onto the building and property at the end of Water Street, 179 Water Street. The shadow approaches but doesn't exceed 50% of the property. A small shadow is cast on the property at the 12pm time period on the south-east corner of the property. At 2pm, the next time period, the shadowing ceases on this property. There are no other impacts on adjacent properties.

Further, there is no significant impact to any local sensitive areas such as parks or schoolyards as no shadows are cast on any lands of this nature.

LEGEND



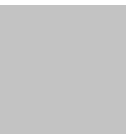
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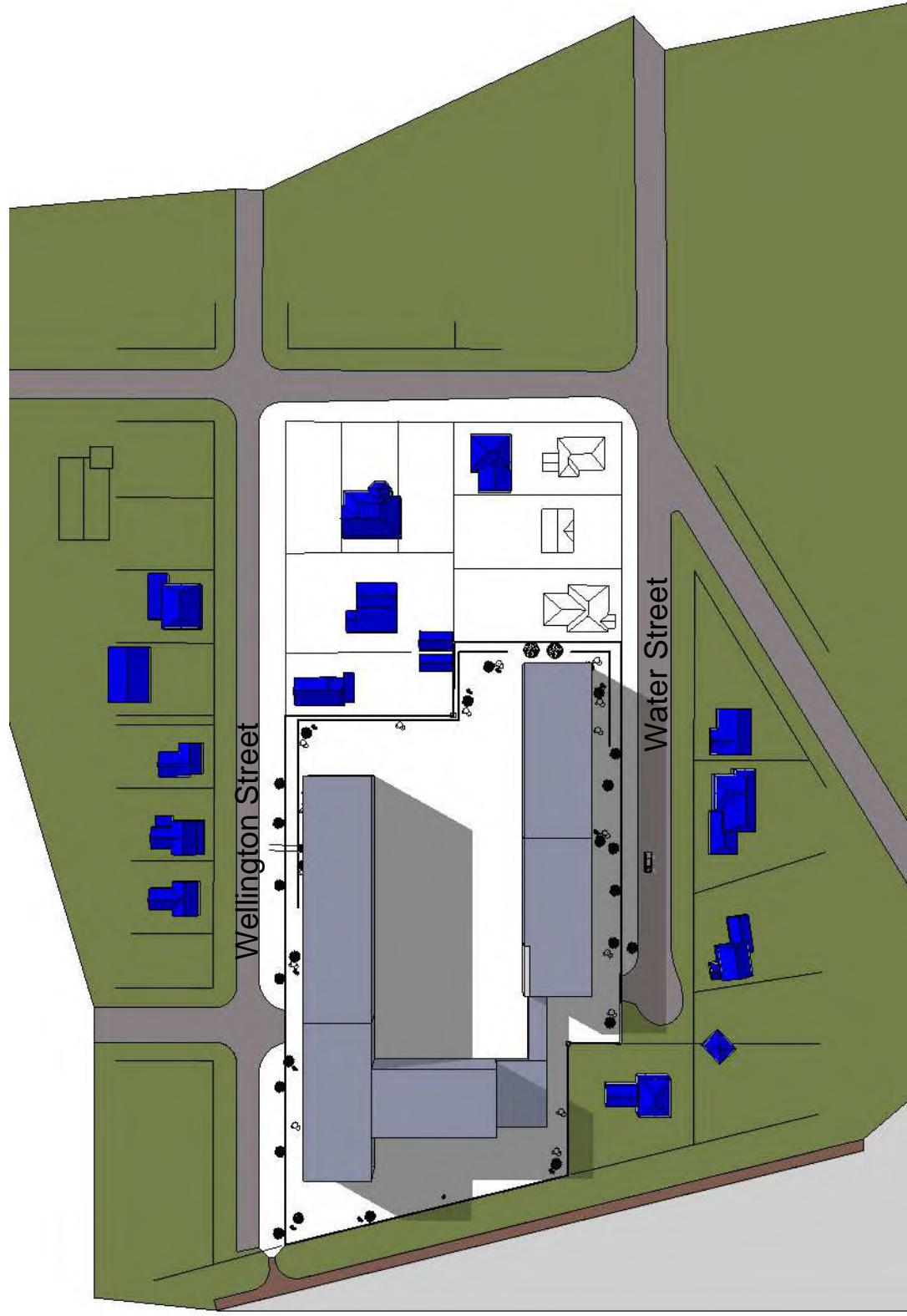
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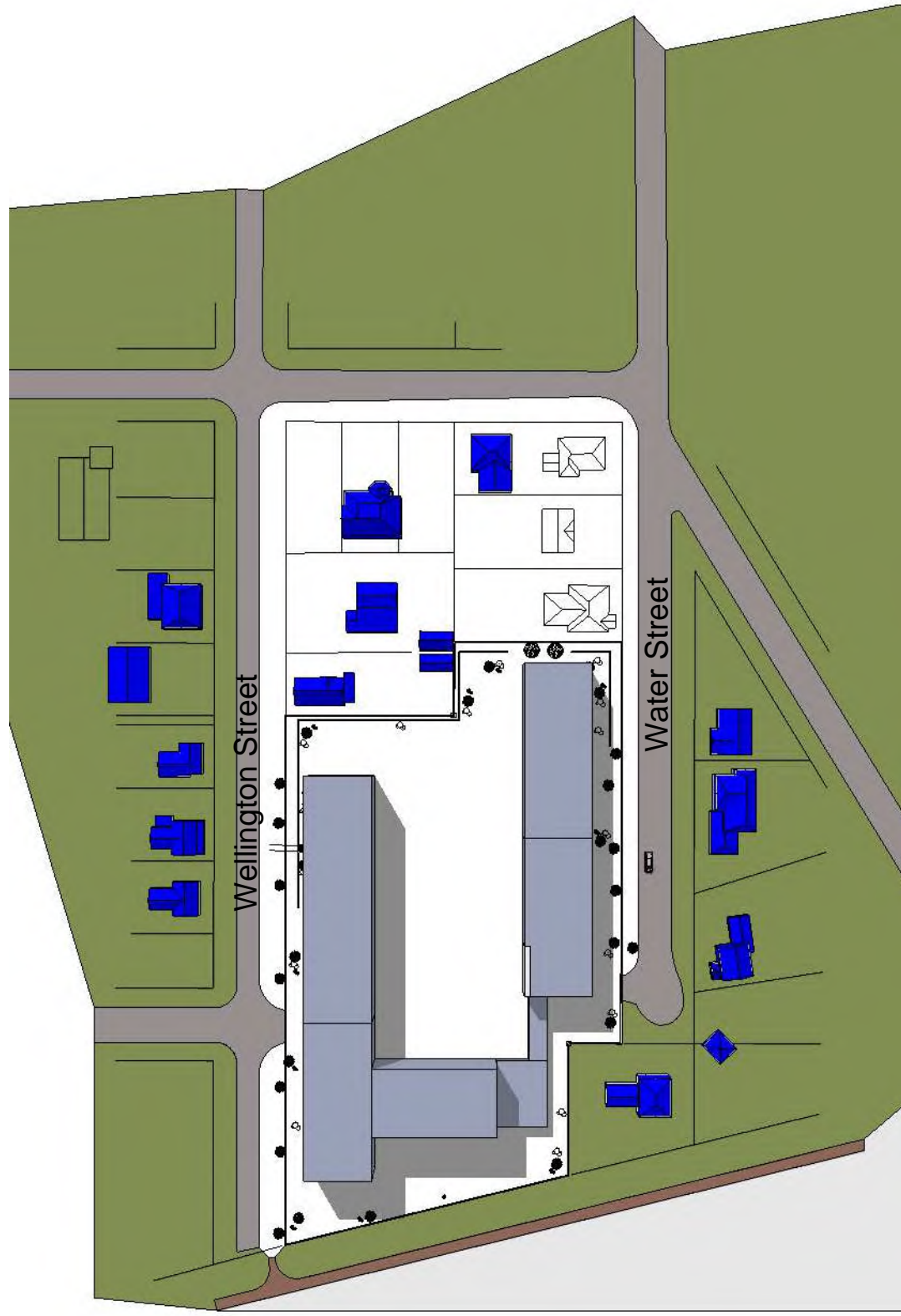


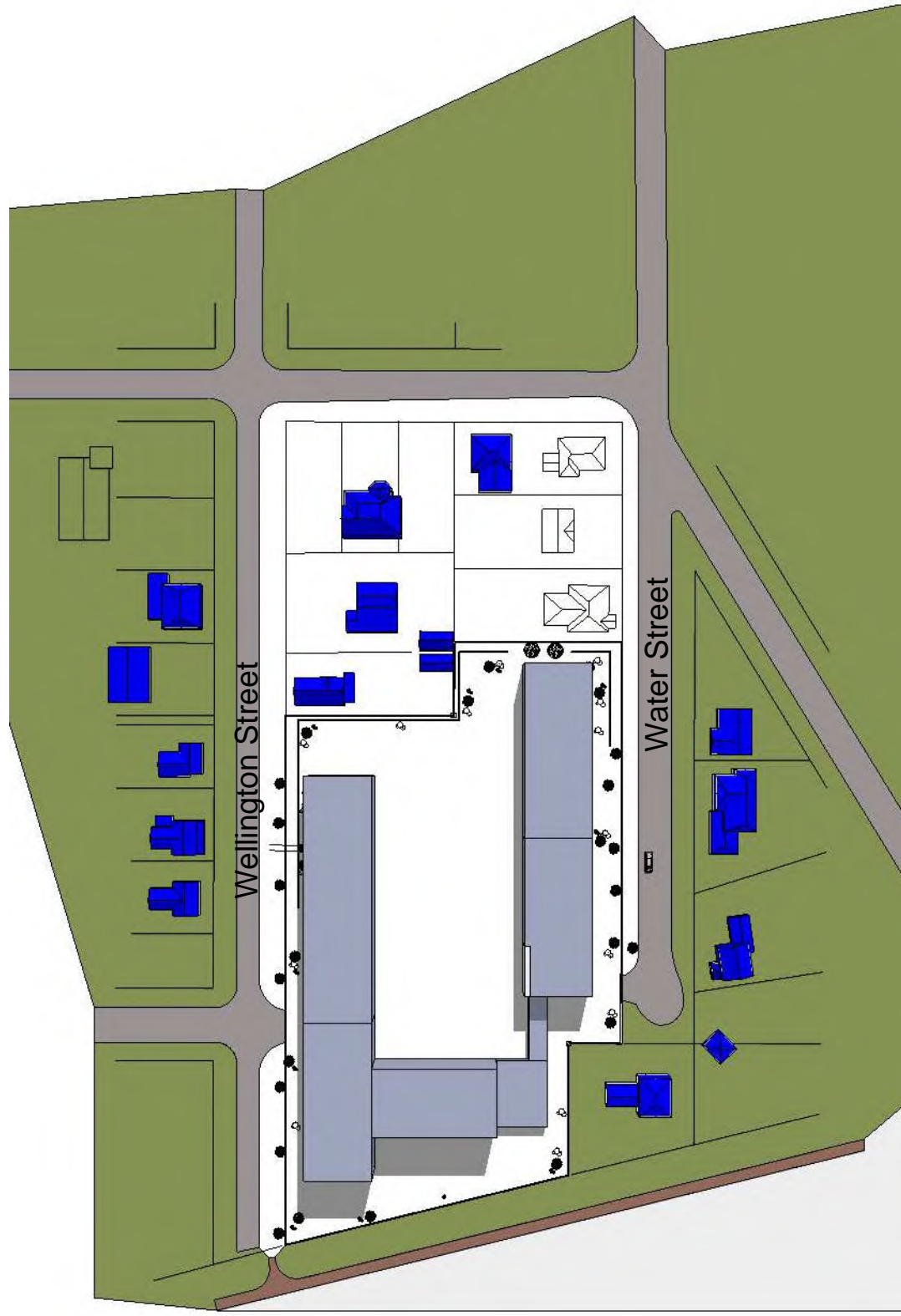
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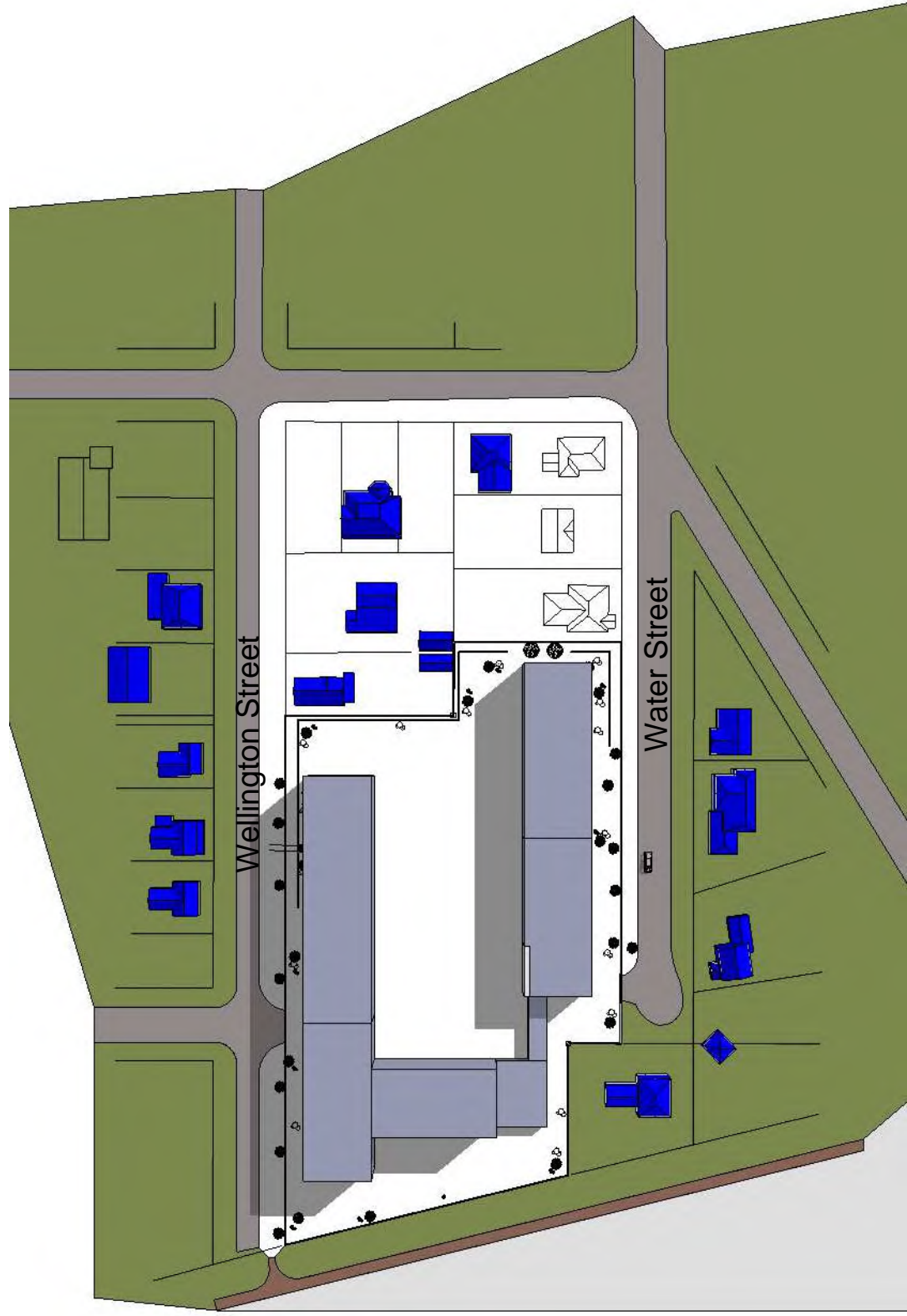


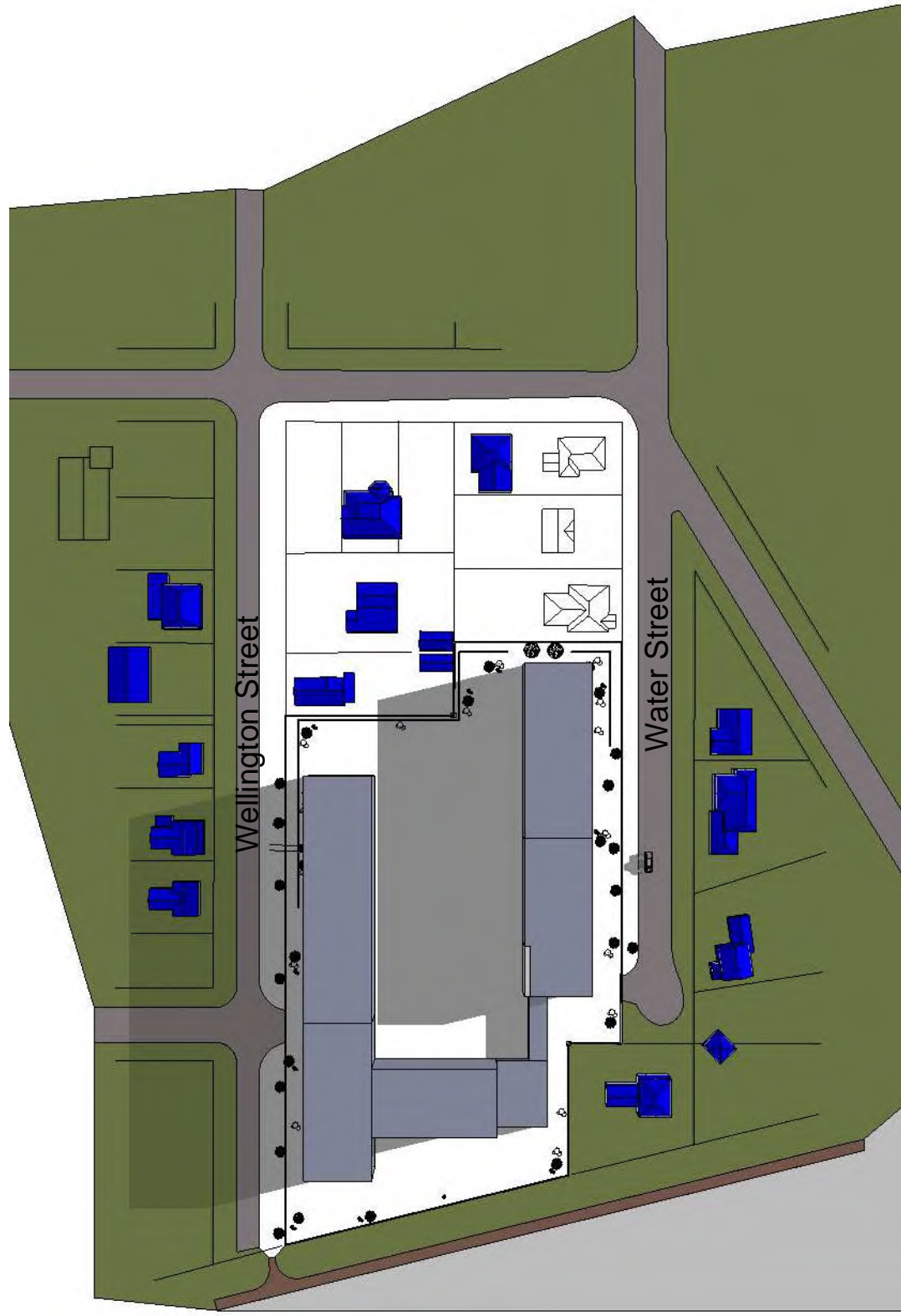
Proposed Building

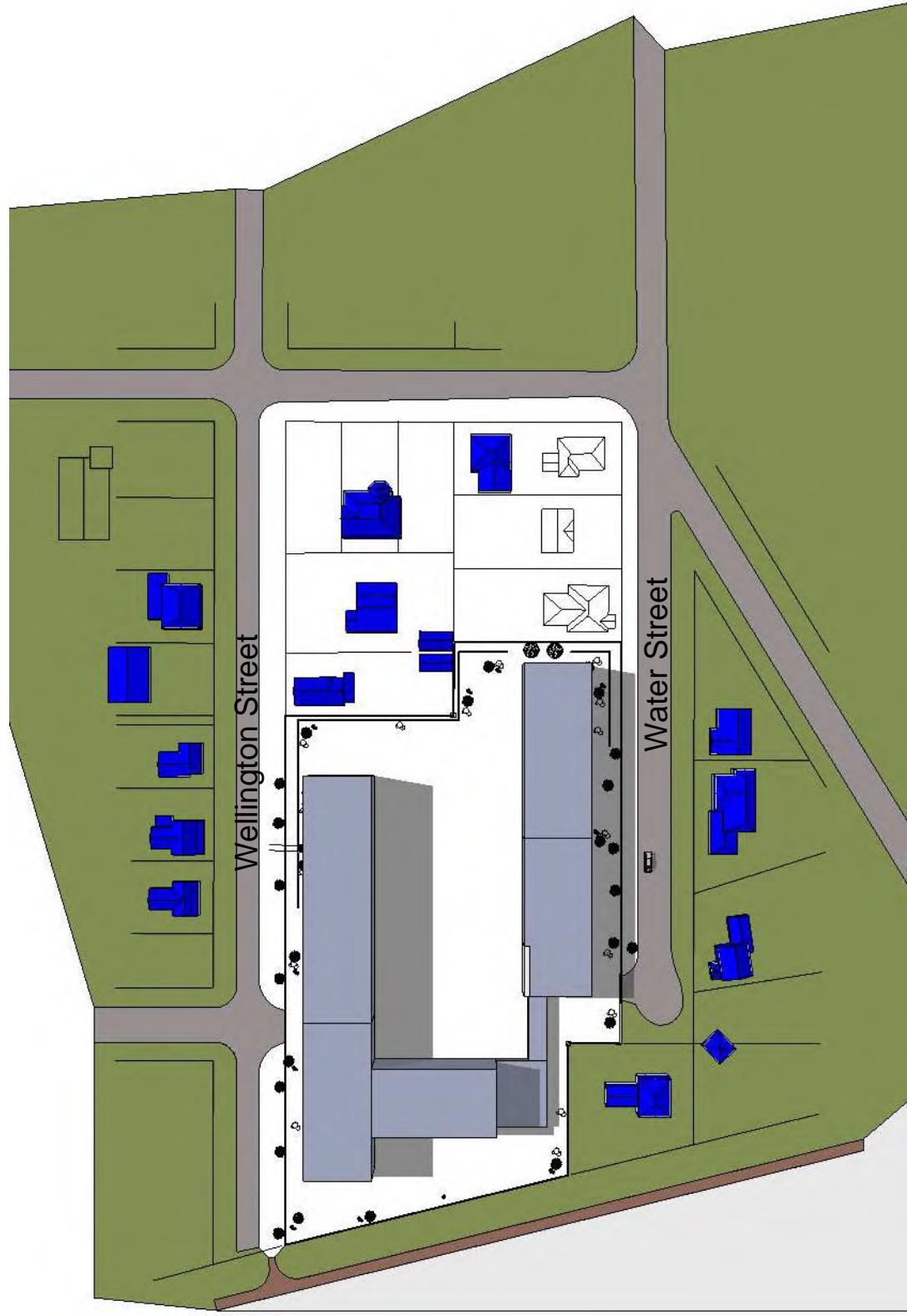


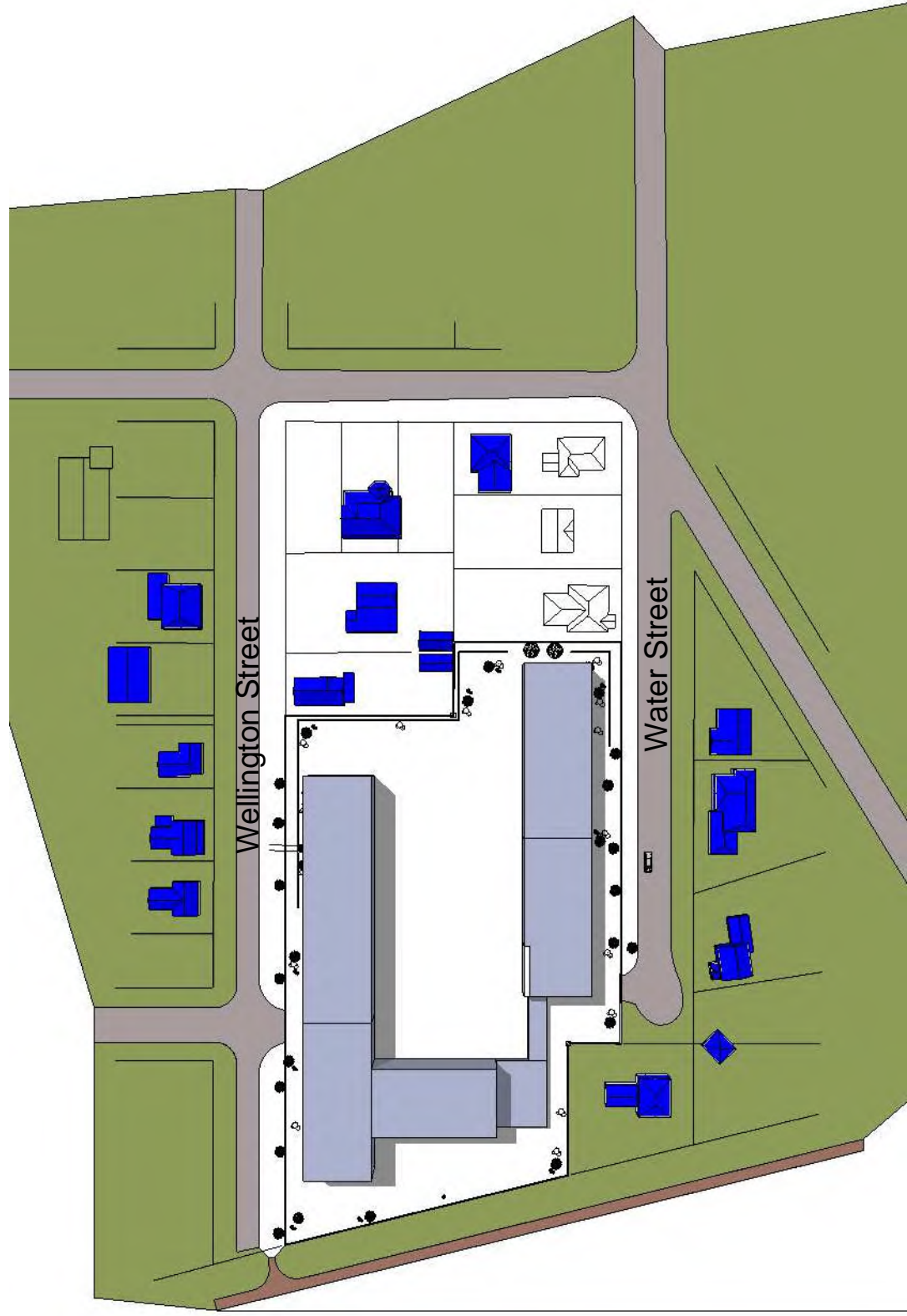


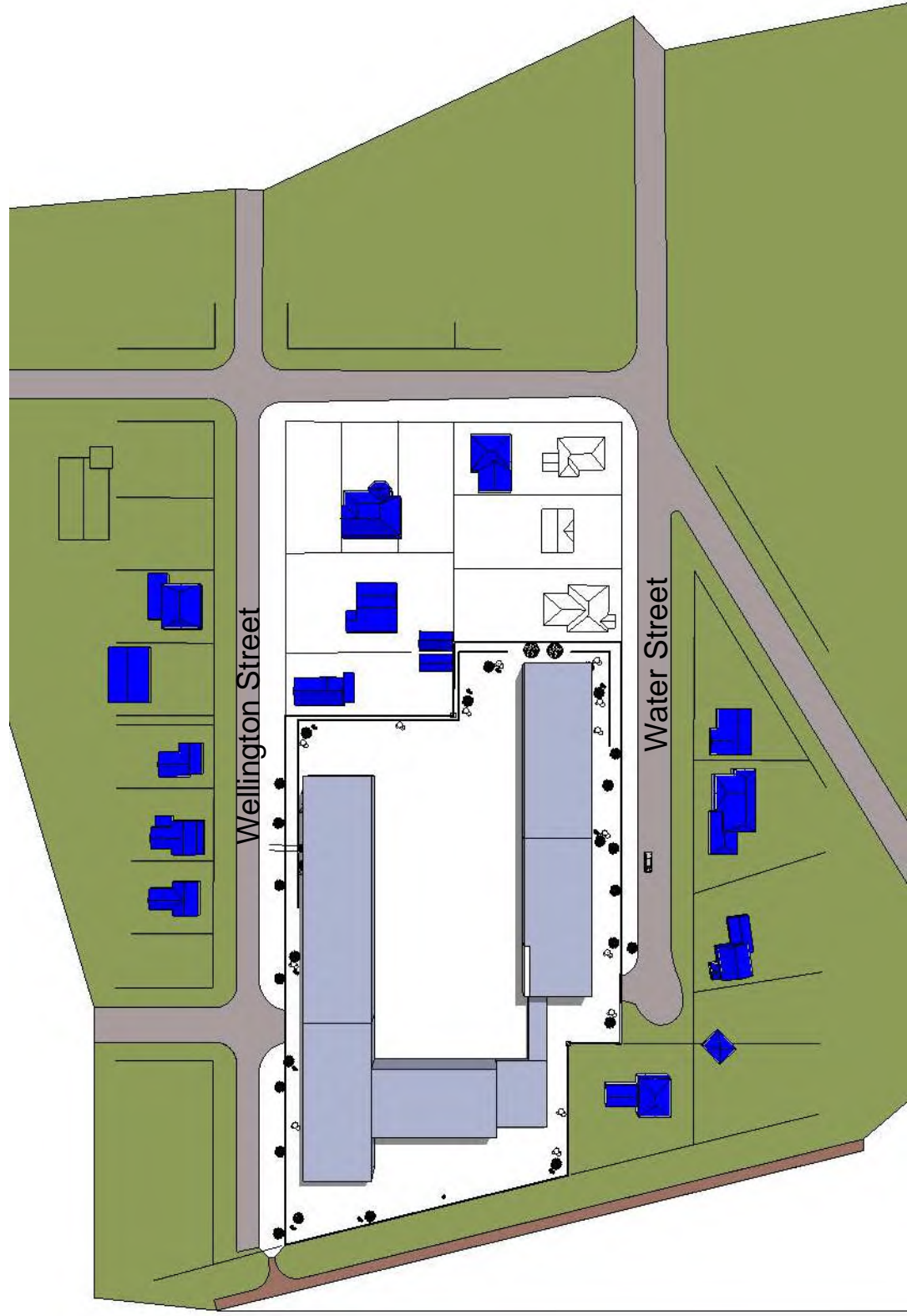


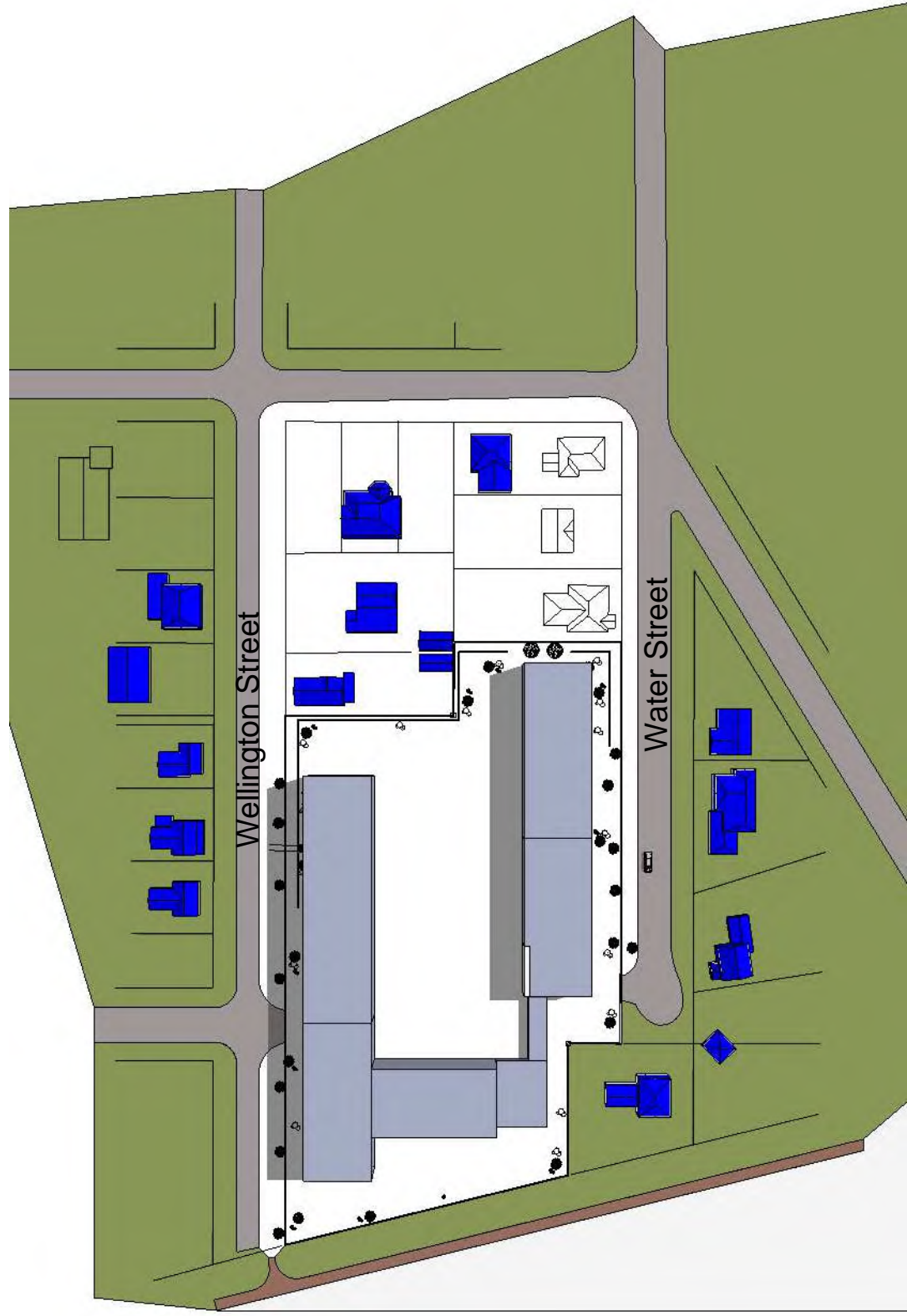


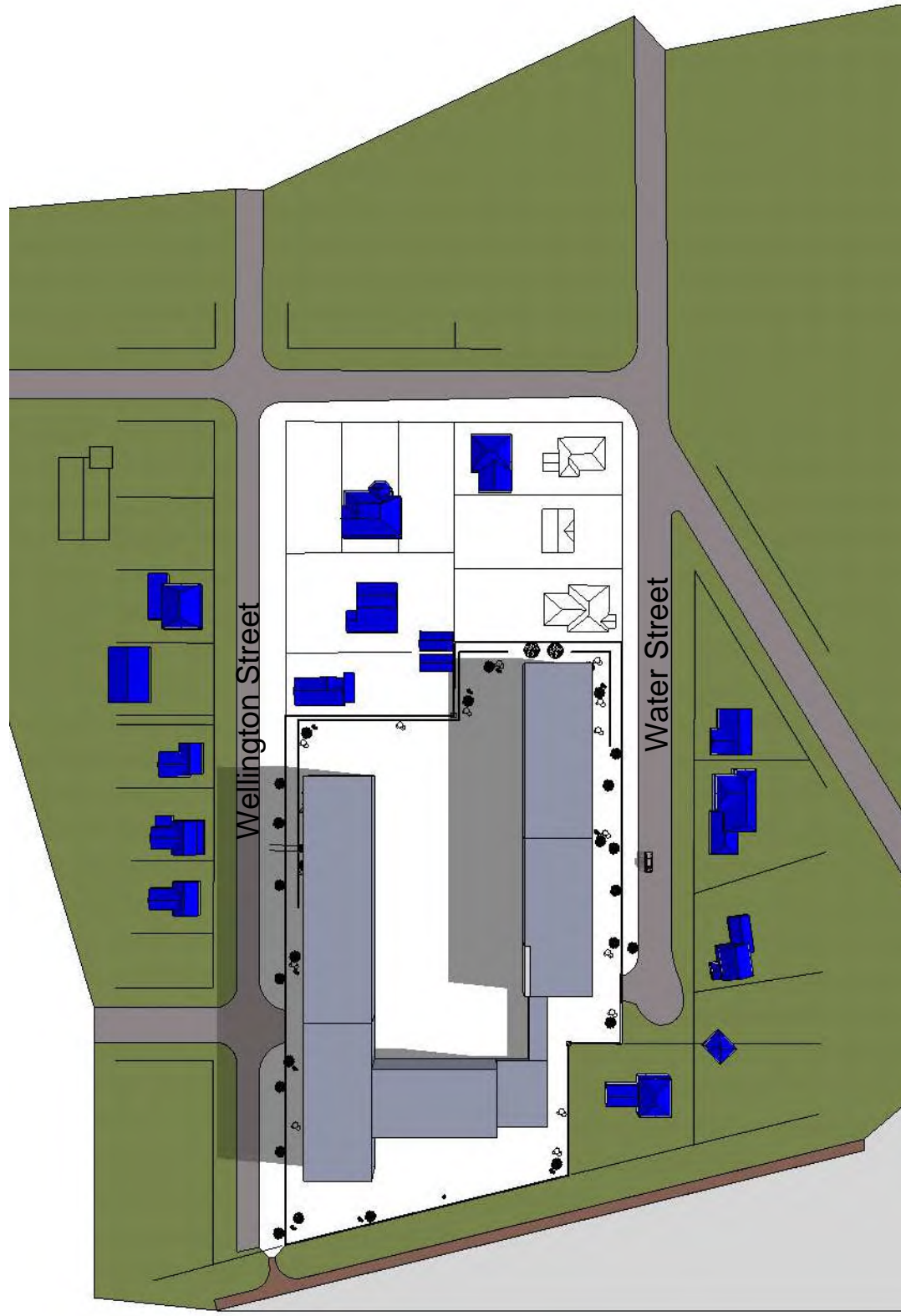


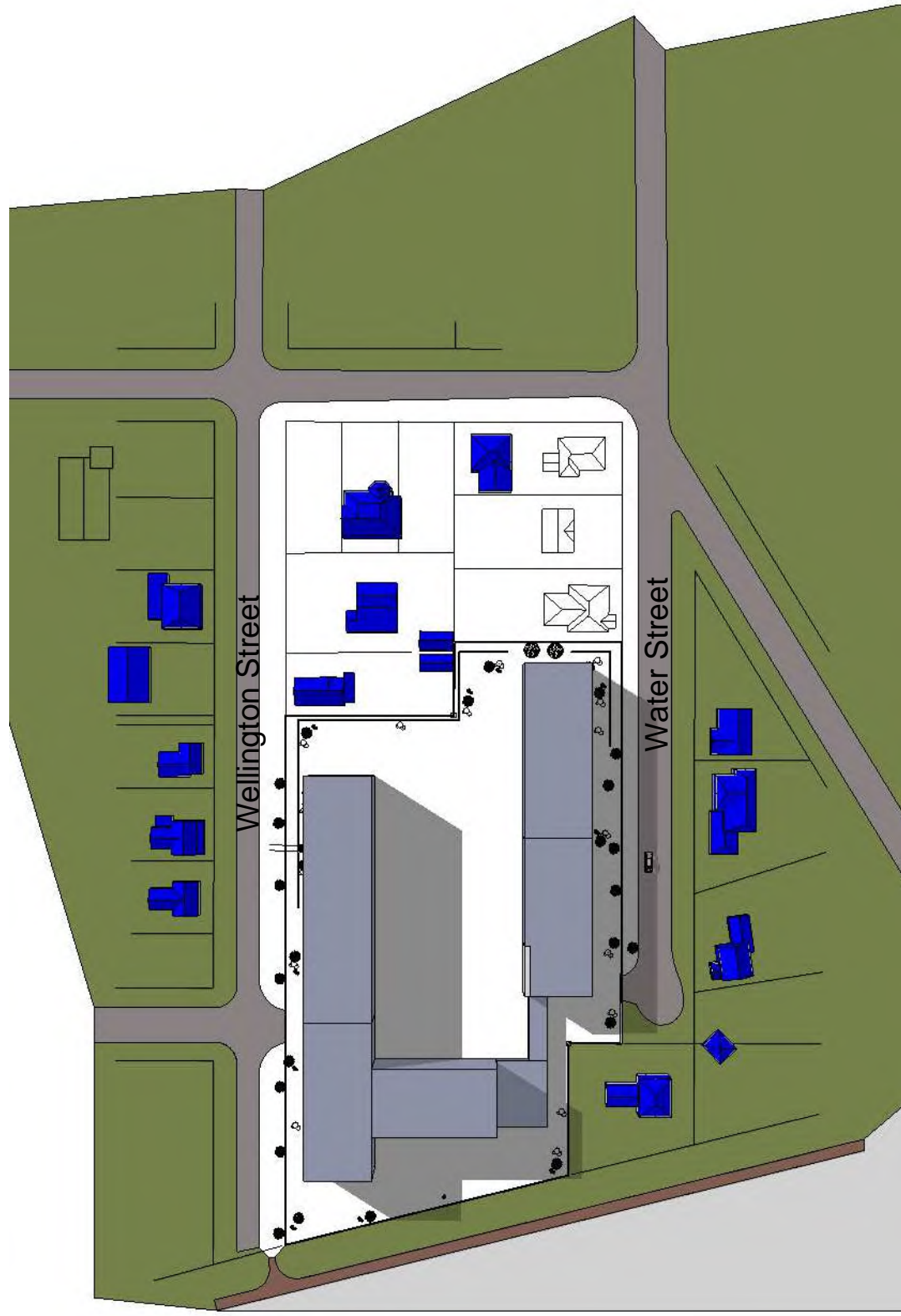


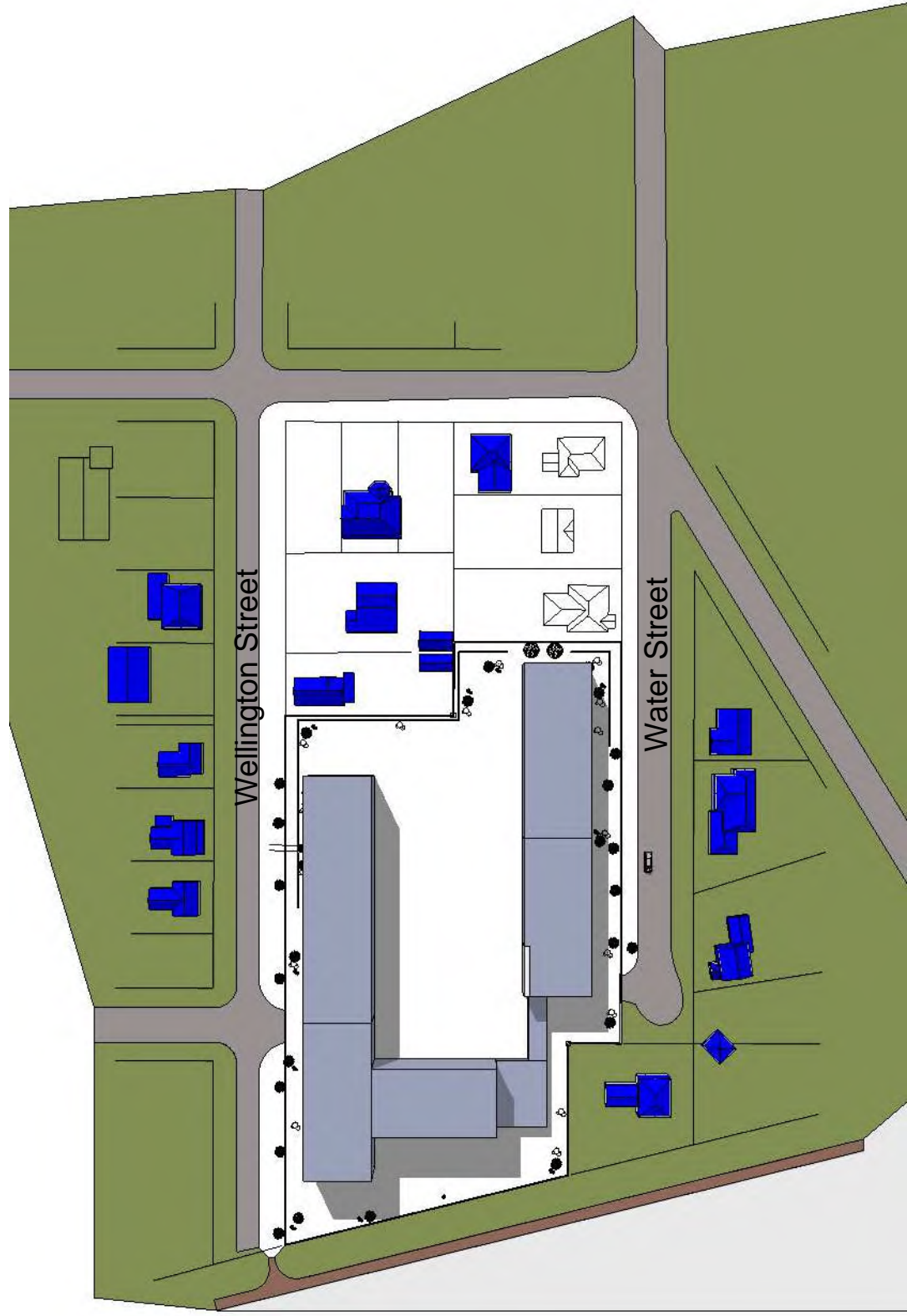


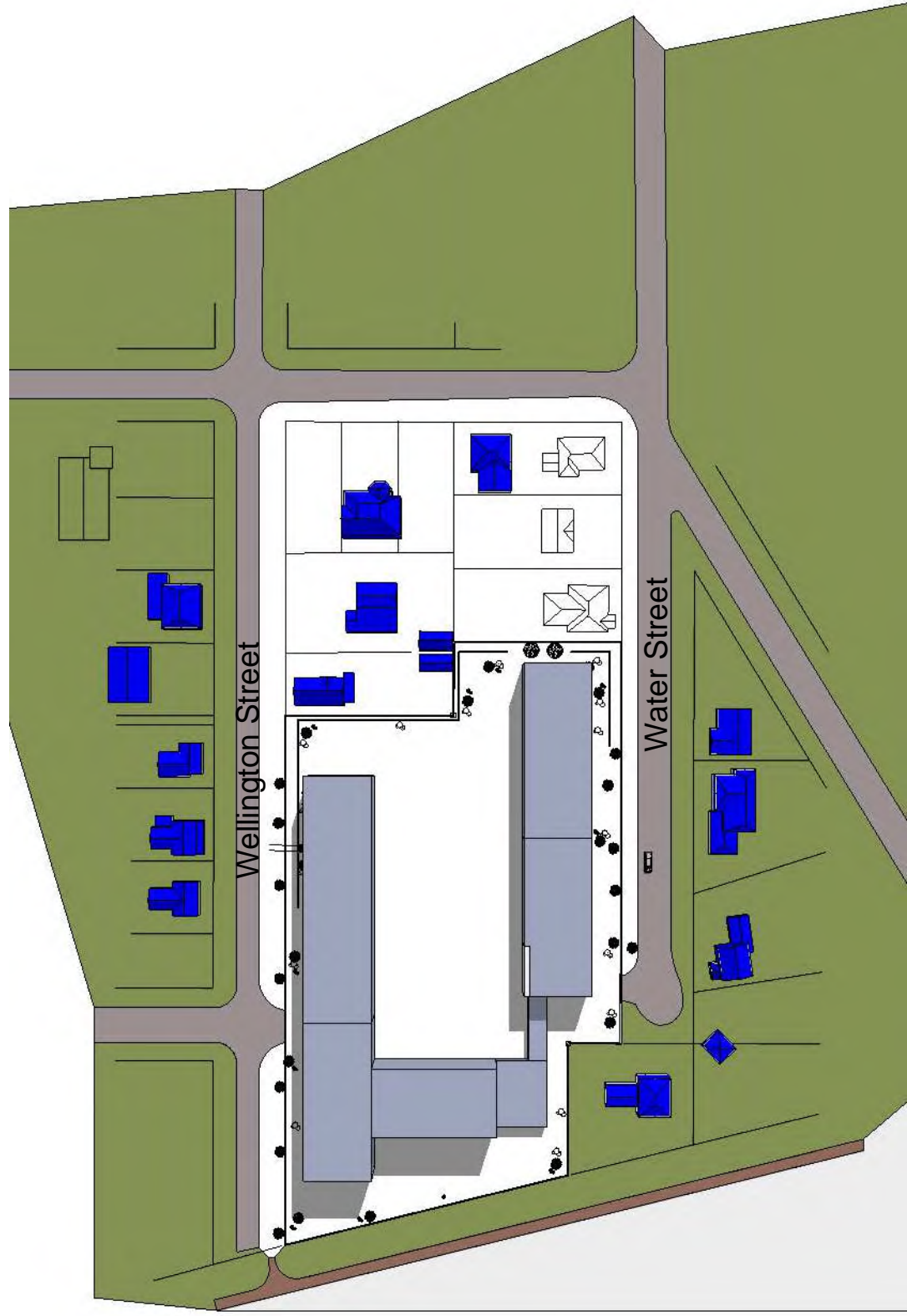


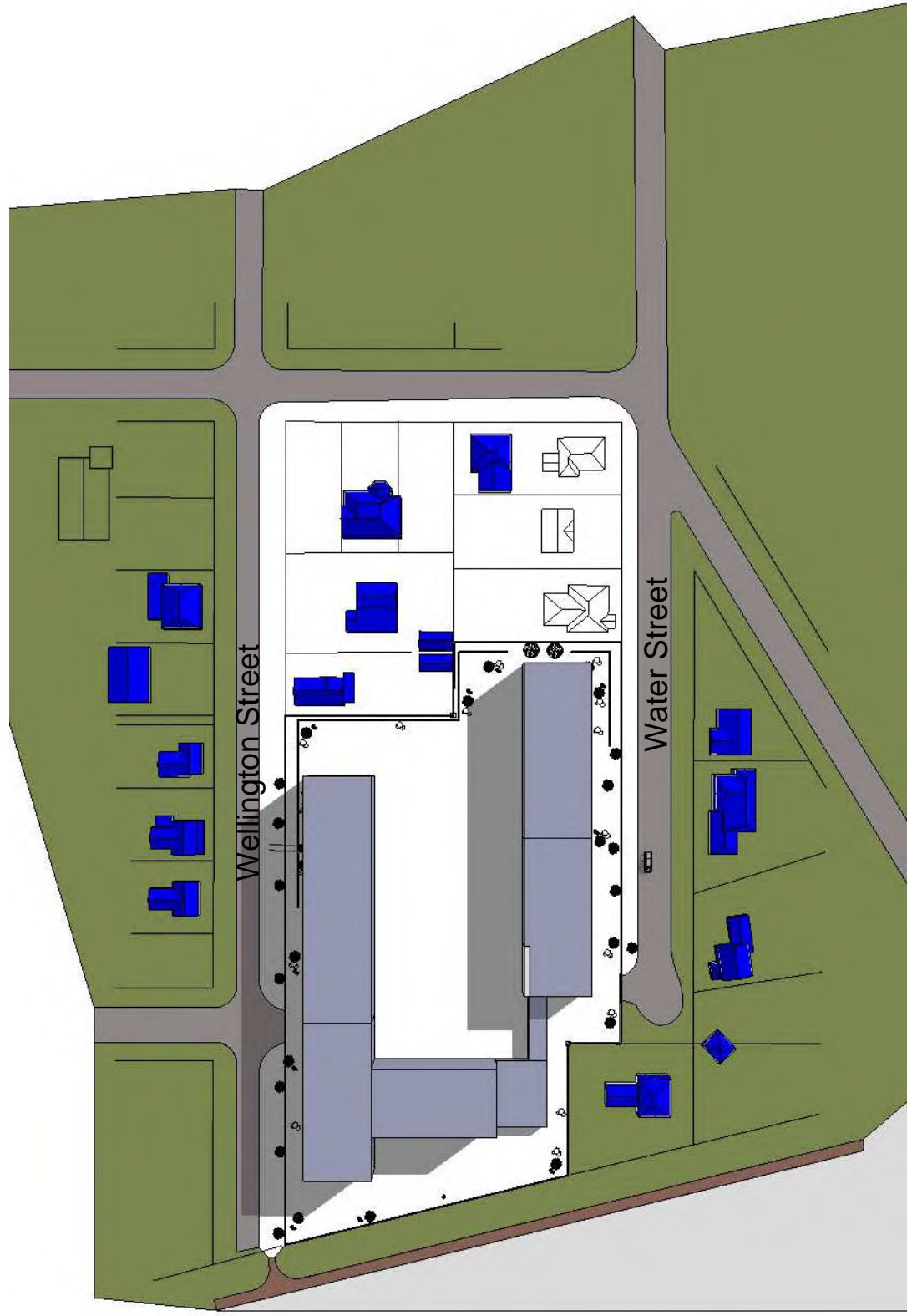


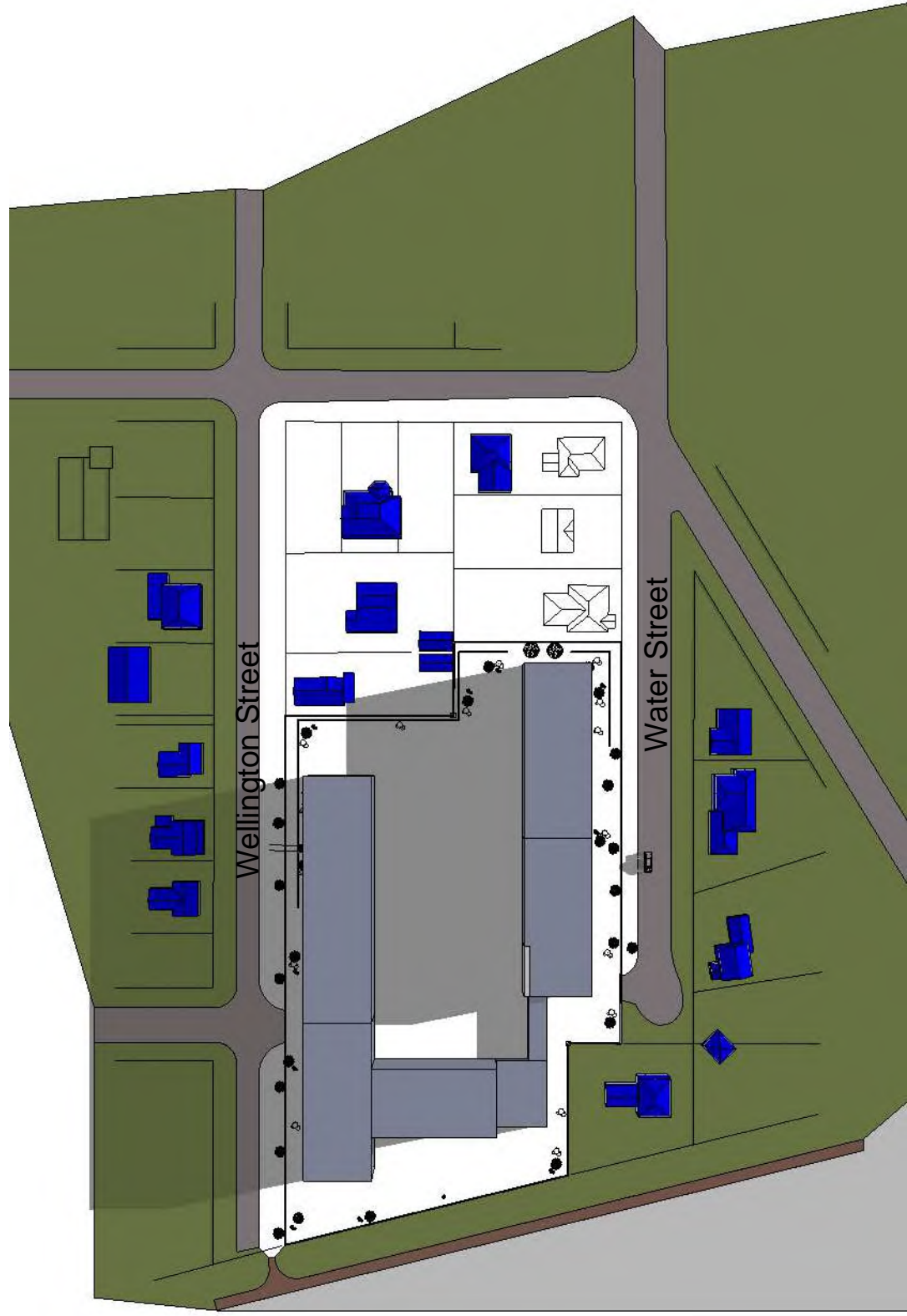


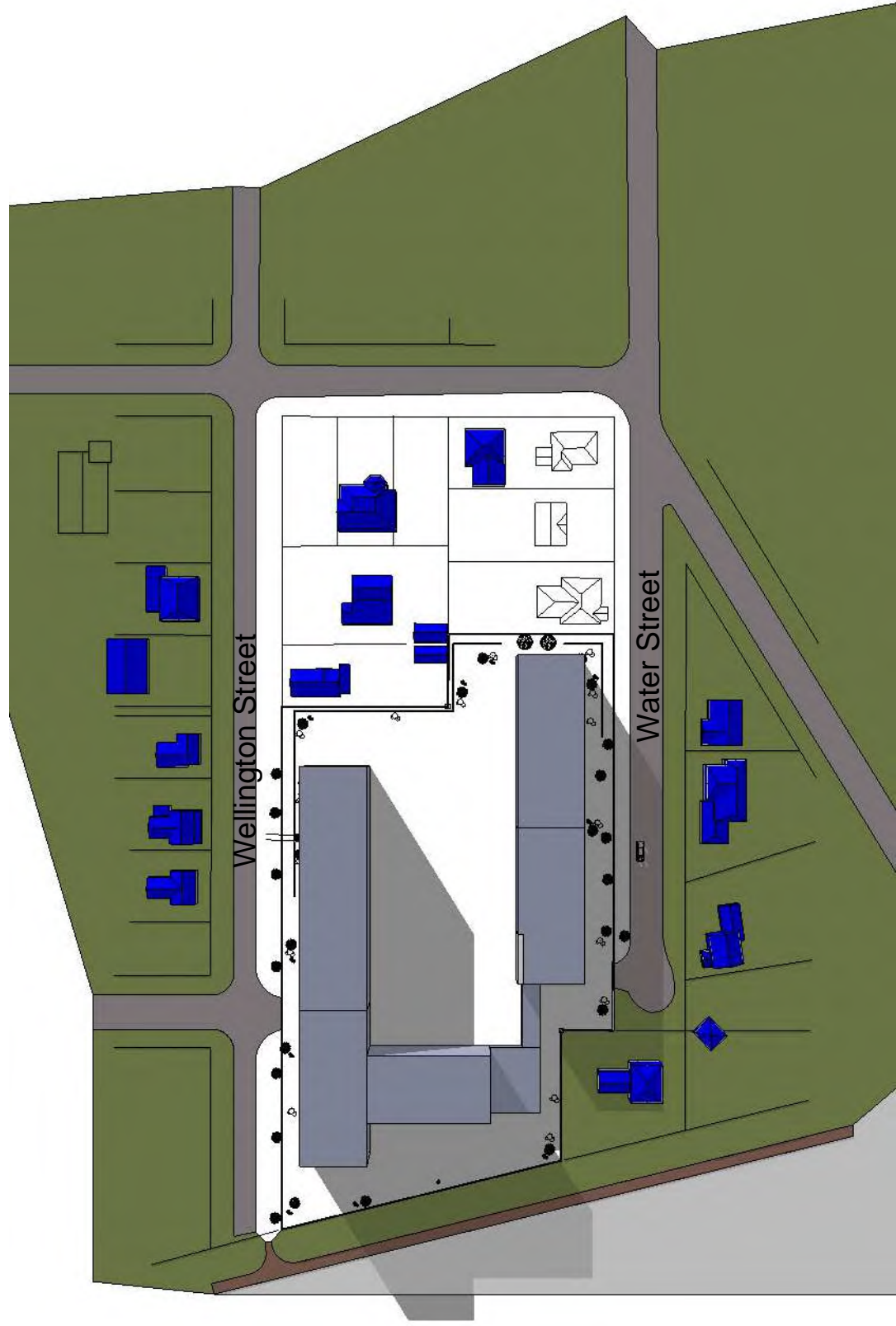


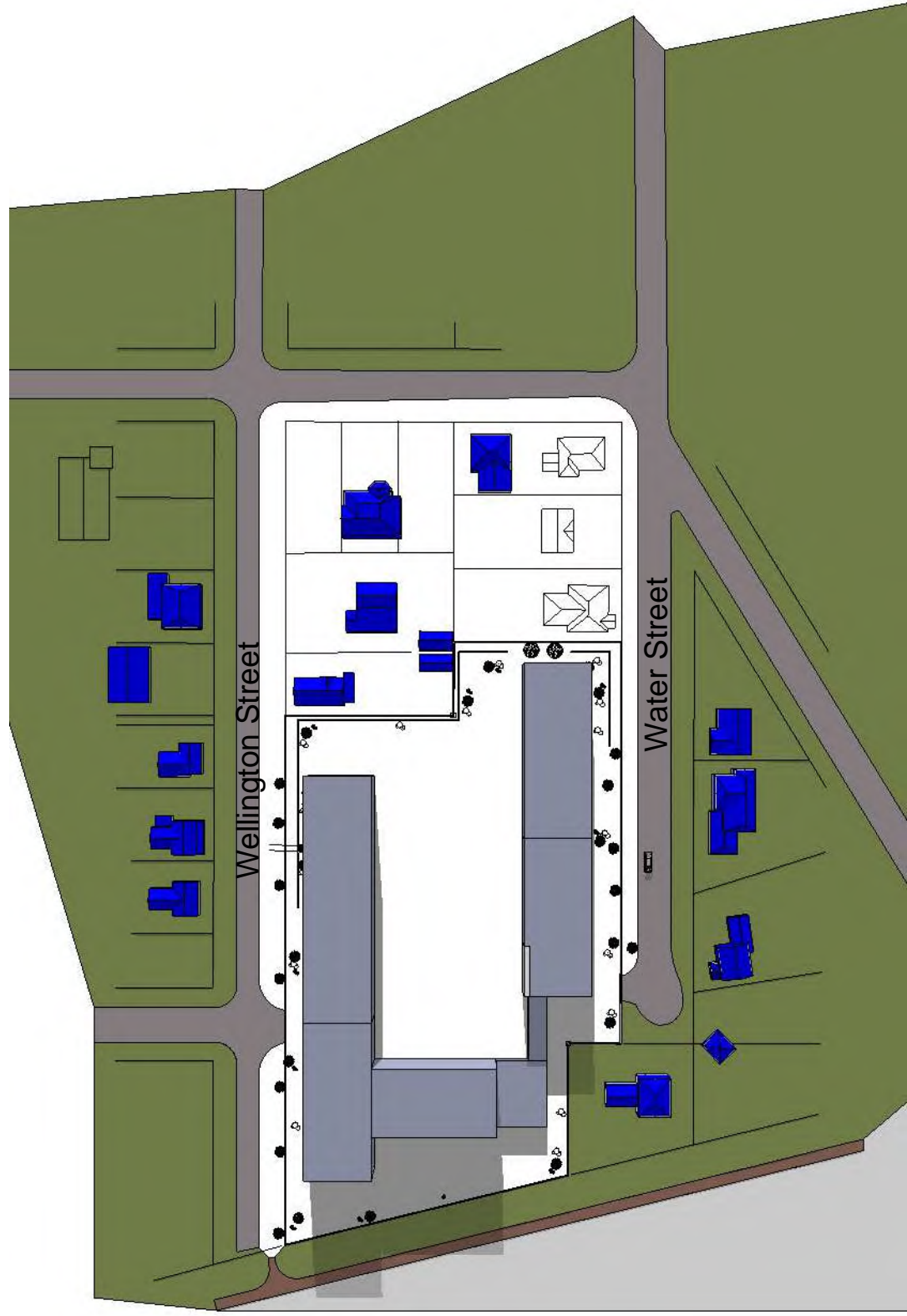


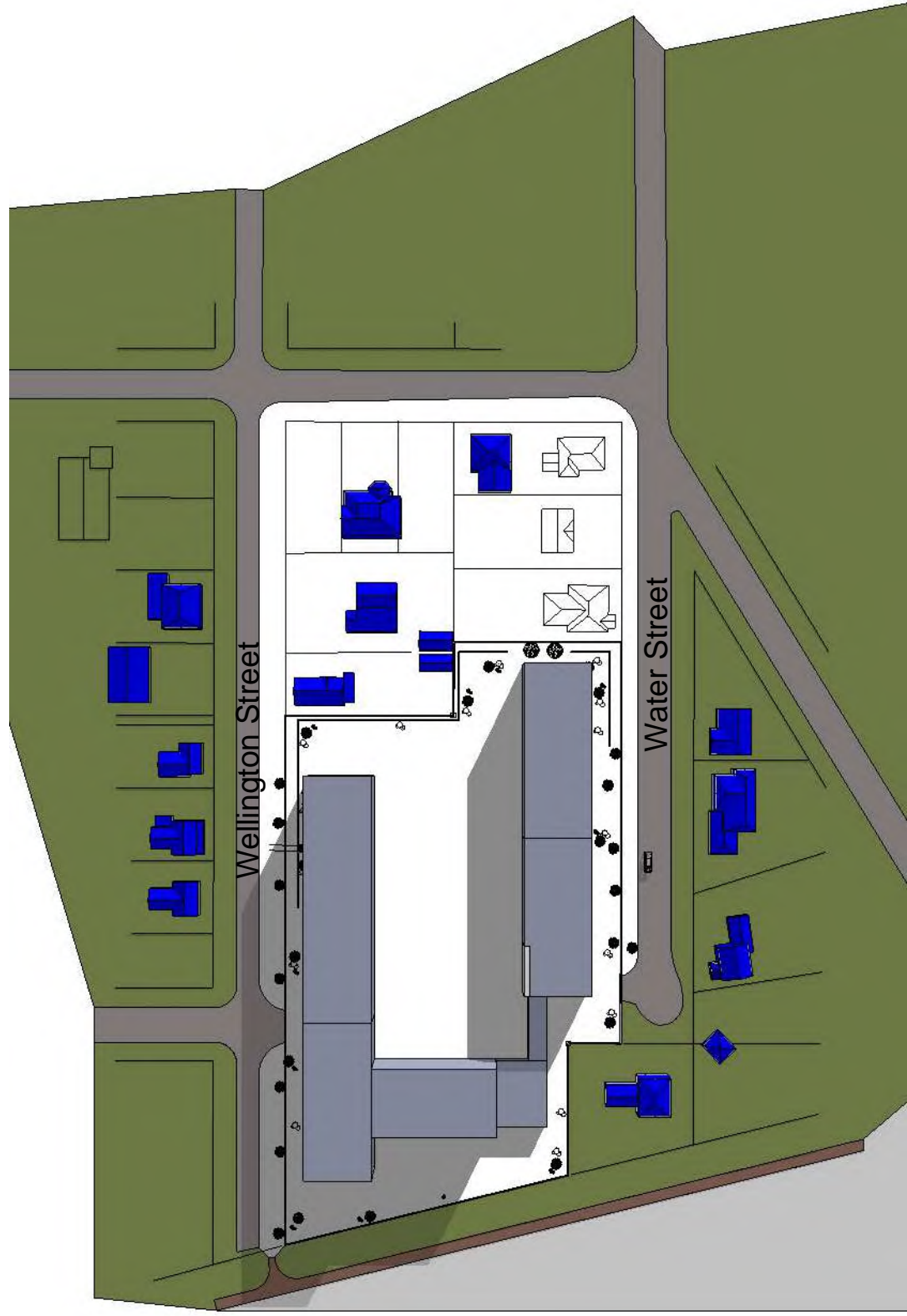












Shadow Length Calculations**March 21 GMT-4**

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
8:00am	5.31	94.45	10.77	172.26m
9:00am	16.07	105.10	3.47	55.53m
10:00am	26.28	116.92	2.03	32.41m
11:00am	35.36	130.86	1.41	22.55m
12:00noon	42.50	147.88	1.09	17.46m
1:00pm, 13:00	46.63	168.19	0.94	15.12m
2:00pm, 14:00	46.80	190.15	0.94	15.02m
3:00pm, 15:00	42.99	210.70	1.07	17.17m
4:00pm, 16:00	36.06	228.01	1.37	21.98m
5:00pm, 17:00	27.11	242.18	1.95	31.26m
6:00pm, 18:00	16.99	254.15	3.27	52.38m
7:00pm, 19:00	6.27	264.89	9.11	145.70m

June 21 GMT-4

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
6:00am	1.44	58.47	39.79	636.67m
7:00am	11.19	68.23	5.05	80.85m
8:00am	21.62	77.60	2.52	40.36m
9:00am	32.44	87.17	1.57	25.18m
10:00am	43.33	97.85	1.06	16.96m
11:00am	53.90	111.28	0.73	11.67m
12:00noon	63.28	130.84	0.50	8.06m
1:00pm, 13:00	69.42	162.09	0.38	6.01m
2:00pm, 14:00	69.06	201.56	0.38	6.12m
3:00pm, 15:00	62.46	231.49	0.52	8.34m
4:00pm, 16:00	52.90	250.22	0.76	12.10m
5:00pm, 17:00	42.28	263.28	1.10	17.60m
6:00pm, 18:00	31.37	273.80	1.64	26.24m
7:00pm, 19:00	20.58	283.31	2.66	42.60m
8:00pm, 20:00	10.21	292.69	5.55	88.86m
9:00pm, 21:00	0.54	302.52	107.09	1,713.35m

September 21 GMT-4

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
8:00am	7.96	96.81	7.15	114.46m
9:00am	18.61	107.68	2.97	47.51m
10:00am	28.59	119.94	1.84	29.36m
11:00am	37.28	134.55	1.31	21.02m
12:00noon	43.78	152.40	1.04	16.69m
1:00pm, 13:00	47.00	173.34	0.93	14.92m
2:00pm, 14:00	46.17	195.21	0.96	15.36m
3:00pm, 15:00	41.49	215.04	1.13	18.09m
4:00pm, 16:00	33.98	231.51	1.48	23.74m
5:00pm, 17:00	24.67	245.04	2.18	34.84m
6:00pm, 18:00	14.35	256.62	3.91	62.56m
7:00pm, 19:00	3.53	267.16	16.20	259.21m

December 21 (adjusted for daylight savings time) GMT-5

Time	Sun Altitude	Azimuth	Shadow Length Factor	Shadow Length
8:00am	0.03	123.16	1,805.01	28,876.92m
9:00am	8.57	133.98	6.64	106.19m
10:00am	15.59	146.08	3.58	57.36m
11:00am	20.58	159.56	2.66	42.61m
12:00noon	23.07	174.14	2.35	37.56m
1:00pm, 13:00	22.76	189.07	2.38	38.13m
2:00pm, 14:00	19.70	203.46	2.79	44.69m
3:00pm, 15:00	14.22	216.65	3.94	63.12m
4:00pm, 16:00	6.84	228.46	8.34	133.47m



K: SHADOW STUDY CRITERIA

To evaluate the impact of intensification, the City of Waterloo may require a Shadow Study to illustrate the shadow impact the proposed development has on the site and surrounding properties with emphasis on residential uses, outdoor amenity spaces and park spaces, and to provide recommendations to reduce shadowing based on City criteria. At the discretion of the City, a Shadow Study may be required for development over 6 storeys (18m) height. The Shadow Study requirement will be identified through the pre-consultation process for the following types of applications:

- Official Plan applications
- Zone Change applications
- Site Plan applications
- Minor Variance applications

Ideal times to measure the impact of sun and shadow occur during the equinox, the beginning of spring and fall (around March 21 and September 21) and the summer solstice, the beginning of summer in the northern hemisphere. During the equinox, the sun shines directly on the equator and the length of day and night are nearly equal in all parts of the world. Another important time to consider is during the summer, a time when people generally use their amenity space or public space the most. Based on this, the City of Waterloo shall require shadow tests for the following dates and times:

Date(s)	Times
• Spring shadows, March 21 (equinox):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Summer shadows, June 21 (solstice):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Autumn shadows, September 21 (equinox):	10am, 12 pm, 2 pm, 4 pm, 6 pm
• Winter shadows, December 21 (solstice)	10 am, 12 pm, 2 pm

These times allow for measuring of hours of sunlight intervals. Additional times may be requested to respond to specific site conditions and shading concerns. The level of impact is measured by the time of shadow, or duration. To be considered compatible, a Shadow Study must demonstrate:

- As a principle, at least 50% or more of any property should not be shaded for more than two interval times (a four hour equivalency); or,
- As a principle, at least 50% of any property should be in full sun for at least two interval times (a four hour equivalency).

These criteria are similar to other municipal shadow study requirements in the Province. The study should include a summary letter describing how the proposed development meets minimum shadow criteria. If the proposal does not meet the general Shadow Study criteria, the Shadow Study must identify other massing options that would meet the intent of shadow criteria.

The study model is to include the site (highlighted on the plan), as well as, surrounding streets, blocks, parks and all buildings located within the shadow impact boundary during the requested times. Where possible, the model should include other approved but not built buildings within the model area. The City of Waterloo will provide this information. The shadow model is to be plotted in colour to a standard metric scale.